CHAPTER 6 Alternatives to the Proposed Project

The following discussion evaluates alternatives to the proposed project and examines the potential environmental impacts associated with each alternative. An EIR for the proposed senior center project was prepared in 2007. In late 2007, the Final Huntington Beach Senior Center EIR (Final EIR) (EIR No. 07-002) was certified by the City's Planning Commission, at the same time they approved a Conditional Use Permit (CUP No. 07-039) for the proposed use. The City's mayor filed an appeal of this CUP approval and Final EIR certification. After a public hearing on the appeal in early 2008, the City Council voted to approve the project, certifying the Final EIR and approving the CUP.

In March 2008, Parks Legal Defense Fund (Parks) filed suit against the City alleging four claims, including one claim regarding the alternatives analysis prepared in the EIR. The petitioners alleged that the City's certification of the EIR violated the California Environmental Quality Act (CEQA) since it failed to consider a "reasonable range of alternatives" including closed school sites that were identified in the Senior Center Feasibility Study. On December 15, 2009, the trial court entered a judgment in Park's favor in three of the four claims including the alternatives issue. The City subsequently appealed that judgment and on December 13, 2010, the Court of Appeals issued their final judgment, ruling in favor of Parks regarding the alternatives issue. Four additional alternative sites have been evaluated for a total of seven alternatives. Through analysis of these additional four alternatives to the proposed project, the relative environmental advantages and disadvantages of each are weighed and compared.

The CEQA Guidelines require that the range of alternatives addressed in an EIR be governed by a rule of reason. Not every conceivable alternative must be addressed, nor do infeasible alternatives need to be considered (CEQA Guidelines Section 15126.6). CEQA Guidelines Section 15126.6 states that the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, other plans or regulatory limitations, and jurisdictional boundaries. The discussion of alternatives must focus on alternatives capable of either avoiding or substantially lessening any significant environmental effects of the project, even if the alternative would impede, to some degree, the attainment of the project objectives or would be more costly. The alternatives discussion should not consider alternatives whose implementation is remote or speculative, and the analysis need not be presented in the same level of detail as the assessment of the project.

Six comment letters regarding alternatives were received in response to the Initial Study/Notice of Preparation (IS/NOP) that was circulated for the proposed project.

6.1 ALTERNATIVES TO THE PROJECT

The alternatives that are evaluated in this section include the following:

- **Alternative 1 (No Project/Continuation of Uses Allowed by Existing General Plan and Central Park Master Plan)**—Consistent with CEQA Guidelines Section 15126.6(e)(3)(C), this alternative assumes the development level articulated in the City's Master Plan of Recreation Uses for Central Park (Central Park Master Plan) (1999), which envisioned development of a portion

of a "low intensity recreation area," which would include family picnic shelters, barbeques, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.

Methodology for Selection of Alternative 1: CEQA Guidelines Section 15126.6(e)(3)(C) states that the lead agency should analyze the effects of the no project alternative by evaluating what could reasonably be expected to occur in the foreseeable future, based on current plans and consistent with available infrastructure and community services. Therefore, under Alternative 1, the impacts of the proposed project are compared to the impacts that could occur under the existing, adopted Central Park Master Plan. This alternative would result in substantially less development compared to the proposed project, as no habitable structures other than the restrooms are proposed under this alternative.

- **Alternative 2: Reduced Project/Alternative Configuration**—This alternative assumes a reduced intensity and revised configuration of the project elements on the same 5-acre project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 square feet [sf]), and would include a 30,000 sf structure, reoriented north/south and located at the southeastern corner of the project site.

  Methodology for Selection of Alternative 2: This alternative was selected to reduce the project footprint and overall intensity of use to reduce construction and operational noise impacts, and to further reduce aesthetic impacts associated with the proposed project and maximize the remaining open space on the project site. To achieve this, the proposed senior center would be reduced in size (but would still be more than double the size of the existing senior center, to account for existing and anticipated program needs) and the site would be reconfigured. Screening vegetation separating the senior center from Goldenwest Street and from the disc golf course would be provided.

- **Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)**—This alternative assumes development of a 45,000 sf senior center on another site within Central Park. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study (LPA 2006). Nevertheless, this alternative would maintain a similar flow of traffic to the proposed project.

  Methodology for Selection of Alternative 3: This alternative assumes the same development allocation of 45,000 sf, which would be developed with recreational and associated public uses, as allowed under the existing General Plan and the Central Park Master Plan, which envisioned more intensive development, such as a semi-active recreation area that could include uses such as an aquatic facility. This alternative is proposed for the purpose of reducing construction-related and operational noise impacts within the park by shifting development from the core of the park to the periphery, adjacent to a more developed environment. It would also preserve open space within the core area of the park and allow for subsequent improvement of the originally proposed project site with low-scale, low-intensity, and primarily passive recreational uses. This location was selected because of the favorable characteristics cited in the Huntington Beach Senior Center Feasibility Study (LPA 2006), the relatively centralized location of the site within the City, and the accessibility provided by Goldenwest Street and Ellis Avenue (two major

roadways) as well as an existing transit stop immediately south of the intersection on Goldenwest Street.

- **Alternative 4: Kettler School Alternative Site—**This alternative assumes that the 38,412 sf of existing development on the vacant 9.5 acre Kettler School site would be reused and modified to accommodate the Huntington Beach Senior Center. The Kettler School site is located at 8750 Dorsett Drive, in the southeast portion of Huntington Beach. The southern 5-acre turf portion of this site, south of the extension of Stillwell Drive, is subject to a deed restriction that a portion of the site be used for school or parks and recreation purposes. Under this Alternative, the 5-acre area would continue to be developed with the existing softball fields. Circulation on the site would remain consistent with existing conditions, with vehicular access and parking provided from Dorsett Drive. Acquisition of the site would have to be negotiated with the school district for purchase or lease.

  Methodology for Selection of Alternative 4: This alternative is proposed for the purpose of reducing construction related impacts associated with the proposed project, as this alternative would not require building construction and would be located on a previously developed site. Additionally, use of this site as a senior center is permitted under the site's current zoning (Public/Semi Public) and general plan land use designation (Public) and is compatible with the adjacent Edison Community Center and Park, and would therefore not require amendments to the City's zoning code or General Plan. Additionally, the site is a closed school site with no current use leasing the building. The Kettler School site was specifically identified in the Parks suit filed against the City.

- **Alternative 5: Park View School Alternative Site—**This alternative assumes that 45,000 sf of an existing 56,837 sf building on the 12-acre site Park View school site would be reused and modified to accommodate the Huntington Beach Senior Center. The Park View school site located at 16666 Tunstall Lane in Huntington Beach is owned by the Ocean View School District. The District has historically retained ownership of their properties, electing to lease the land for alternate purposes. As such, under this Alternative, it is assumed that the site would be leased from the District by the City. Existing athletic fields located on the site would remain with implementation of this alternative. Existing access to the site from Goldenwest Street, identified as a major arterial street and Heil Avenue, identified as a primary arterial street in the City's General Plan would remain with implementation of this alternative.

  Methodology for Selection of Alternative 5: This alternative is proposed for the purpose of reducing construction related impacts associated with the proposed project, as this alternative would not require building construction and would be located on a previously developed site. Additionally, use of this site as a senior center is permitted under the site's current zoning (Public/Semi Public) and general plan land use designation (Public) and is compatible with the adjacent Murdy Community Center and would not require a zone change or General Plan amendment (GPA). Additionally, the site is a closed school site with no current use leasing the building. Further, this site is easily accessible from Goldenwest Street and Heil Avenue.

- **Alternative 6: Magnolia Tank Farm Alternative Site—**Under this alternative, the 45,000 sf senior center would be located on a portion of the 27-interior acres of the 40-acre Magnolia Tank Farm site. This site is located on the west side of Magnolia Street, between Bermuda Avenue on the north and the Huntington Beach Channel on the south. The site was formerly used for oil storage, but is no longer operational.

  Methodology for Selection of Alternative 6: This alternative is proposed for the purpose of reducing construction and operational noise impacts associated with the proposed project, as the site is

bound to the north by undeveloped land; to the west by the Huntington Beach Flood Channel, land that was formerly used for oil storage that is no longer operational, and wetlands; to the south by wetlands and the Huntington Beach Flood Channel; and to the east, across Magnolia Avenue by single-family residential uses. The site would be easily accessible from Magnolia Avenue, an arterial roadway in the City. Additionally, use of this site as a senior center is permitted under the existing zoning (Public/Semi Public) and general plan land use designation (Public) and would not require a zone change or GPA. Because the site is no longer operational, it would be available for acquisition and development but would require demolition of the existing oil tanks.

- **Alternative 7: The Cove Alternative Site**—Under this alternative, the 45,000 sf senior center would be located on a portion of the 9.9-acre, undeveloped site located at 7301 Garfield Avenue at the northeast corner of Garfield Avenue and Gothard Street. Access to the site is currently provided from Gothard Street but could be provided from either, or both, Gothard Street or Garfield Avenue. The existing zoning (Specific Plan No. 9, Holly-Seacliff Specific Plan) and General Plan designation (Residential Medium Density) would need to be changed to allow for the proposed use. The Cove site would require remediation on a portion of the site and further study and investigation would be required to determine the level of contamination and proper remediation actions.

  Methodology for Selection of Alternative 7: This alternative is proposed due to its central location in the City and the fact that the site is vacant. This alternative site is located at the intersection of two arterial roadways (Gothard Street and Garfield Avenue), and access is currently provided from Seagate Drive via Promenade Parkway. However, the site is zoned Holly Seacliff Specific Plan and has a General Plan designation of Residential Medium Density Residential, and implementation of this alternative would require a Zoning Map and GPA. In addition, the current property owners are interested in a land swap with the City for the existing Rodgers Senior Center site. The Rodgers Senior Center site has an existing deed restriction for use of the site as a public park and recreational facility. The land swap would require the removal of the deed restriction on the existing senior center site to allow development of that property for non-recreational uses. A land swap involving City owned property would be subject to voter approval, pursuant to Huntington Beach Charter Section 612.

6.2 ALTERNATIVES REJECTED AS INFEASIBLE

In addition to the Alternatives discussed above, other alternatives were considered, but were found to be infeasible, as described in the following sections.

The No Project/No Development Alternative

The No Project/No Development Alternative represents the status quo, or maintenance of the project site in its current state. The purpose of examining such an alternative is to allow decision-makers to compare the effects of approving the project with the effects of not approving the project. Currently the project site consists primarily of vacant land with disturbed or no vegetation occupying most of the site. Because the 5-acre project site would not be developed under this alternative, these existing conditions on the property would remain.

In general, no new environmental effects would directly result from the selection of this alternative. Maintenance of the project site in its present state would avoid any environmental impacts identified for the proposed project. As such, no significant and adverse environmental impacts directly or cumulatively associated with the No Project/No Development Alternative would occur.

However, in terms of land use, the present state of the project site as a vacant and undeveloped parcel of land would not be consistent with the Central Park Master Plan, but would represent a continuation of the existing conditions at the site: the site would remain as an underused parcel of land adjacent to the Central Library and would provide no state-of-the-art improvements, in a central location, to meet current and projected needs for recreation and community services for senior citizens in the City. Implementation of the No Project/No Development Alternative would not meet any of the project objectives, as no new uses would be developed.

Rodgers Senior Center

This alternative would provide a new state-of-the-art senior center on the site of the existing Rodgers Senior Center. Currently, the existing Senior Center is undersized for the existing and projected level of use. The site is approximately 2 acres in size, which would present facility constraints. A new senior center on this site would require a multi-level structure in order to accommodate the necessary program amenities in the proposed 45,000 sf structure. In addition, due to the restricted parking on site, it is possible that an underground structure would be necessary to accommodate the required number of spaces. The required demolition of the existing structure and construction of the underground parking lot and multi-level structure would far exceed the City's available funds for construction of this rehabilitated amenity. Additionally, the substantial increase in land use intensity on site could pose compatibility issues with adjacent residential uses as well as an increase in traffic that may conflict with neighborhood uses—particularly if the senior center would permit additional community functions on weekends that could last until 12:00 AM. Further, this alternative may not be in compliance with the City Zoning Code, in terms of site coverage, building height and setbacks, and may require a variance. Consequently, due to the known site constraints, lack of available funding to accommodate a more costly development on this site, and because this would not provide a centrally-located senior center within the City, this alternative was rejected from further analysis.

Satellite Senior Centers

This alternative suggests development of multiple, smaller-scale senior centers throughout the City, on at least two of the nine sites identified within the Huntington Beach Senior Center Feasibility Study, prepared by LPA, Inc. and TSMG, Inc. in 2006. Construction of small-scale centers could accommodate a limited number of facilities, available activities, and patrons at each site, but would preclude a central focal point for seniors to meet within the City. Instead, most patrons would utilize the nearest facility; thereby reducing the important opportunities for larger social gatherings and networking. Each site location would have differing environmental impacts and constraints. Compared to the proposed project, multiple centers would not have the flexibility to provide for a wide variety of uses simply due to size constraints at each location. In addition, the construction and operation of multiple centers would have a greater potential for cumulative environmental impacts. Construction costs of the multiple centers could

be greater than the proposed centralized senior center, due to the individual site constraints. Further, the City does not own all of the nine sites evaluated in the Feasibility Study, which could lead to acquisition costs that the City would not be able to fund. As stipulated in Section 15126.6 of the CEQA Guidelines, an EIR should identify any alternatives that were rejected as infeasible and briefly explain the reasons underlying the determination. The alternatives analyzed in an EIR must be potentially feasible. The term "feasible" is defined in the Public Resources Code Section 21061.1 as

> capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

As alternatives that are infeasible do not need to be considered as potential alternatives, and acquisition costs provide an economic reason for infeasibility, this alternative was rejected from further analysis.

Alternative Sites

Vacant School Sites

The City identified and reviewed twelve closed school sites within the Huntington Beach, Ocean View, and Westminster School Districts that could potentially be used for a proposed senior center. Of the twelve school sites, three sites were available for use; Kettler School (Huntington Beach School District), LeBard School (Huntington Beach City School District) and Park View School (Ocean View School District). All three sites have zoning and land use designations that would allow for a senior center facility. As described above under Alternatives to the Project, the Kettler School (#4) and Park View (#5) sites are being analyzed as Alternatives to the proposed project. However, based on a qualitative analysis by Urban Crossroads (the EIR traffic consultants), use of the LeBard School site for the proposed senior center has been determined to be infeasible as a result of the site's location in a single-family residential neighborhood where access from an arterial roadway is not readily available and access could not be constructed from an arterial. The remaining nine closed school sites identified are not available and therefore, could not be accomplished in a reasonable amount of time. In addition, the remaining school sites may not help reduce project impacts. Therefore, ten of the alternative school sites were rejected from further analysis.

Former Orange County Transfer Station

The 12.7-acre former Orange County Transfer Station is located adjacent to the Sully-Miller Lake in a portion of Central Park formerly used for a gun range and currently developed with the sports complex. The site is currently zoned and has a General Plan land use designation of Industrial. In order for the proposed senior center facility to be developed on this site, amendments to the City's Zoning Map and General Plan would be required. Additionally, as a result of the former landfill uses on this site, soil contamination is likely. Also, the County has planted Coastal Sage Scrub on a portion of the site. As use of this site for the proposed senior center would require land use amendments, remediation and possibly result in significant biological impacts, thereby not reducing project impacts and possibly increasing construction costs, the site has been determined infeasible as an alternative site and has been rejected from further analysis.

Vacant Commercial Buildings

As a result of the economic recession, a number of large vacant, commercial buildings (primarily grocery stores) have become available for use. The feasibility of using the vacant grocery store building(s) for a new senior center facility is low due to the incompatibility of a park or recreational use in a commercial zone, as well as a potential incompatibility of the use with other existing tenants of the shopping centers. Additionally, reuse of existing, readily available, revenue-generating commercial properties for a park and recreational use does not make great financial sense, especially in light of the economic recession that has made these buildings available. Further on the financial front, the acquisition of such a commercial space may not economically feasible for the City. As such, this alternative has been rejected from further analysis.

6.3 ANALYSIS OF ALTERNATIVES TO THE PROPOSED PROJECT

This section provides an analysis of the environmental impacts of each of the project alternatives, summarized previously in Section 6.1, including a comparison of the potential impacts of the alternative to those of the proposed project, as well as the impacts that would result from implementation of the project alternatives themselves.

Seven alternatives are analyzed in this section, including the No Project alternative. The No Project alternative must be analyzed pursuant to CEQA Guidelines Section 15126.6(e) to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The second alternative analyzes a reduced project; the third alternative considers an alternative site in Central Park; the fourth and fifth alternatives consider the re-use of existing vacant school sites; the sixth alternative considers the closed Magnolia Tank Farm; and the seventh alternative considers the Cove Property, an undeveloped vacant site. Each of the alternatives was selected because of their potential to avoid or substantially lessen one or more significant impacts of the project, or to comply with the legal judgment against the certified Final Huntington Beach Senior Center (Final EIR) (EIR No. 07-002).

6.3.1 Alternative 1: No Project/Continuation of Uses Allowed by Existing General Plan and Central Park Master Plan

Description

This alternative assumes the development level articulated in the City's Central Park Master Plan (1999), which envisioned development of a portion of a "low intensity recreation area," including family picnic shelters, barbeques, a tot lot, a restroom building, an access road from Goldenwest Street, and a parking lot. Because the Central Park Master Plan proposed the recreation area as a program on a total of 16 acres, not all of these elements are likely to be present on the 5-acre project site, and the specific locations of the proposed uses are interchangeable; therefore, this analysis assumes development of the most intensive of these uses, namely, the access road, parking lot, restrooms, tot lot, and some open space.

Similar to the proposed project, this alternative would include an access road that would extend from the western terminus of Talbert Avenue and sweep south to a 150-space parking lot, which would be located along the eastern portion of the site, adjacent to Goldenwest Street. Views onto this parking lot from Goldenwest Street would be buffered by trees and other landscaping provided along the eastern site boundary.

West of the parking lot, near its northern edge, would be a sand "tot lot," which would include playground equipment of a kind typically provided in public parks. South of the tot lot and west of the parking lot would be a public restroom building, which would include one men's restroom and one women's restroom, each containing several stalls and sinks. The structure would be about 600 sf. and would include interior and exterior security lighting.

Extending from the parking lot and meandering around the project site would be a compacted earth pedestrian path, which would lead park-goers to six picnic shelters, distributed around the perimeter of the site for maximum separation and to allow maximum use of the open space on the site. Each shelter would be constructed on a concrete pad, would include lighting, A/C power outlets, and several tables and benches. Four barbeques would be associated with each shelter.

Nighttime lighting in the parking lot would be provided consistent with other parking areas in Central Park. Additional security lighting would be provided at the tot lot and along the pedestrian pathway.

Potential Impacts

Aesthetics

This alternative would result in a low-intensity recreational development that would be assumed to conform to Zoning Code requirements, and would be assumed not to be visually unattractive. As with the proposed project, development of this alternative would represent a change in visual character to the site, though one that would generally be considered less intensive than the proposed project. Thus, the overall use would be potentially more aesthetically compatible due to the consistency of this alternative with the recreational uses currently present within the existing Central Park area. This alternative would comply with existing regulations for the site and would represent a less than significant impact. This impact would be less under this alternative than under the proposed project. However, consistent with though substantially less than the proposed project, the introduction of development under this alternative when compared with the current use of the site, contributes incrementally to the change in visual character of the area in terms of reducing the amount of undeveloped open space within Central Park. Therefore, this alternative would result in a significant cumulative impact, similar to the proposed project.

Based on the size of the structures that would be constructed under this alternative, building heights could be approximately 10 feet less than those under the proposed project. However, no building or structure would exceed 25 feet in height under this alternative. The structures under this alternative would be much smaller in overall size and massing than the proposed project and would be spaced for maximum separation and to allow maximum use of the open space on the site. Due to the smaller scale of structures under this alternative, shadows cast by these structures would not extend as far from the base of the structures as the proposed project. Further, no residential uses, which are typically perceived

as being the most sensitive to shade/shadow impacts, are located in the immediate vicinity of the site. As such, the low-intensity recreational development would not be anticipated to cast shadows on adjacent light-sensitive uses for a duration of longer than three hours. Because the structures under this alternative would be smaller in mass and scale than under the proposed project, this impact would be less than the proposed project but remain less than significant.

The surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight, and night lighting. However, similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures will be included in the project to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the relatively small scale of the structures proposed under this alternative and the level of landscaping currently provided and proposed in the project area, this alternative would result in an impact that is less than under the proposed project but still less than significant.

Air Quality

This alternative would result in a low-intensity recreational development and would be consistent with the existing General Plan. This alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. Similar to the proposed project, this alternative proposes uses consistent with the uses prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant.

Construction and operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds as the development would be less intense than the proposed project and would likely generate lesser traffic volumes. Implementation of these City requirements and mitigation measures would reduce construction-related emissions to levels below SCAQMD-recommended thresholds, and daily emissions associated with construction activities would be less than significant.

The low-intensity recreational development could involve construction activities that include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Construction of this alternative would not expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Although construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), neither the amount of these emissions or the location of such emissions would result in substantial exposure for sensitive receptors in the project vicinity. Since construction of the proposed project would not expose sensitive receptors to substantial concentrations of criteria pollutants, this impact would be less than significant. As the level of construction necessary under this alternative would be less, impacts would be fewer than the proposed project.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. Therefore, odors associated with the proposed project construction and operation would be less than significant.

Operation of this alternative would generate increased local traffic volumes at levels lesser than the proposed project. Similarly to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase, the California Air Resources Board (ARB) has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or State standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant. As the development would be less intense than the proposed project and would likely generate lesser traffic volumes.

This alternative would result in a low-intensity recreational development and generate less greenhouse gas emissions compared to the proposed project. Greenhouse gas would arise from sources associated with project operation such as motor vehicles. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact and less impact than the proposed project. Implementation of this alternative would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project impact would be less than significant.

Biological Resources

Although the implementation of this alternative would result in incrementally different land uses, similar ground clearing activities and installation of new landscaping would be required. As such, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less than significant levels, similar to the proposed project.

Cultural Resources

Although the type of use at the project site would change to a less intense recreational use, the amount of site coverage and extent of excavation would be similar to the proposed project. As such, impacts to potential cultural materials could still occur and be affected to the same extent under this alternative as the proposed project. Impacts could be mitigated to a less than significant level with incorporation of the identified mitigation measures.

Geology/Soils

This alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not be increased regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, the impact would be less than significant.

Although the site is bounded by slopes to the east and south, the potential for slope failure and/or general erosion is remote, similar to the proposed project. If the recompaction of slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH) requirements for shoring and stabilization. Consequently, impacts associated with slope instability are considered less than significant.

This alternative would not include ground-disturbing activities such as excavation and trenching for foundations and utilities; soil compaction and site grading that could potentially result in soil-related impacts. Through compliance with the identified mitigation measures, including those of the Central Park Master Plan EIR and with applicable regulations would ensure that impacts related to seismically induced groundshaking and seismic-related ground failure, soil erosion and instability would be ***less than significant***.

Hazards and Hazardous Materials

Although the type of use at the project site would change, risks associated with hazards and hazardous materials would remain similar to the proposed project. Project construction could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of the identified mitigation measures would reduce this impact to a less than significant level, similar to the proposed project.

While it is anticipated that operation of the recreational uses would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, the use of and storage of common hazardous materials such as paints, solvents, and cleaning products, as well as landscaping chemicals and materials, could occur under this alternative. Although the use of these materials would not be considered significantly hazardous, the project site is located within a methane gas overlay district. However, the City has designated certain measures that can be taken to reduce potential exposure to hazards from accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new buildings located within methane districts. Compliance with the identified mitigation measure, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact is less than significant.

Hydrology/Water Quality

Less stormwater runoff would occur under this alternative compared to the proposed project as less impermeable surface area would be created for the recreational uses. The quantity and constituents of stormwater runoff would also be less than the proposed project due to the reduction in intensity of use. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. In accordance with the Drainage Area Management Plan (DAMP), the MS4 Permit (adopted May 2009), the City's Municipal Code (Chapter 14.25), and City's Local Implementation Plan (LIP), as well as proposed mitigation measure, the proposed project is required to develop and implement a project-specific WQMP that addresses appropriate stormwater quality best management practices (BMPs) and water quality management practices. Furthermore, the proposed project would be required to include both source control and treatment control BMPs, as well as Site Design BMPs and Low Impact Development (LID) principles, where applicable and feasible. A project-specific WQMP would be reviewed and approved by the City prior to receiving a Precise Grading permit for the proposed project. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology/water quality impacts would be reduced to a less than significant level, less than the proposed project, due to the reduction in intensity of use.

Land Use/Planning

Implementation of this alternative would result in uses currently allowed under the City's existing General Plan. No GPA or zone change would be required. Implementation of this alternative would be consistent with applicable land use plans. The project site, as identified in the Central Park Master Plan, is intended for low-intensity recreation. Compared to the proposed project, this alternative would be more consistent with the Central Park Master Plan's designation for the project site. As such, although compatibility of the proposed uses under this alternative would be less than significant like the proposed project, impacts would be less than the proposed project because this alternative is consistent with the existing Central Park Master Plan.

Noise

Similar to the proposed project, construction activities resulting from development of this alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of mitigation measures identified for the proposed project would reduce construction noise impacts, which would be temporary. Further, construction activities would not occur during recognized sleep hours, and would be consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Furthermore, operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. As such, impacts would be less than significant. Therefore, this impact would be less than significant and similar to the proposed project.

Similar to the proposed project, operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, due to the distance from noise-sensitive land uses. Compliance with the identified statutory requirements would ensure this impact remains less than significant. Construction activities associated with this alternative would not generate or expose persons or structures off site to excessive groundborne vibration. It should be noted that since this alternative would involve a less intensive recreational use, impacts would be less than under the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be provided by Fire Station 1 and Fire Station 6, similar to the proposed project. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 8 of the City's Beat Command System, similar to the proposed project. The ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant, similar to the proposed project.

The proposed project does not include any residential development. As such, the City's population would not increase as a result of the proposed project, nor would there be a subsequent increase in the demands for schools or public facilities including libraries and civic buildings/auditoriums. Similar to the proposed project, no impact would occur.

Recreation

Similar to the proposed project, this alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. Mitigation measures identified for the proposed project would be necessary to reduce potential impacts to less than significant levels during both construction and operation. However, due to the reduced intensity of this alternative, it is assumed that the potential impacts associated with its implementation would be less than the proposed project.

Transportation/Traffic

Implementation of this alternative would potentially result in increased traffic volumes on the surrounding roadway network. Due to the type and level of potential development under this alternative, the amount of traffic would not exceed that of the proposed project which resulted in a less than significant impact. Therefore, this alternative would result in fewer impacts than the proposed project and a less than significant impact.

Utilities/Service Systems

The City's 2010 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. This alternative would result in less additional demand on water. Therefore, impacts associated with sufficient water supply under this alternative would be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would generate less wastewater than the proposed project due to the reduced intensity of use. Because the existing facilities would adequately serve the project, this alternative, which has a lower wastewater generation, would be adequately served by Orange County Sanitation District and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements would ensure that this impact would be less than significant. Due to the reduced intensity of this alternative compared to the proposed project, impacts would be less than the proposed project. As with all projects, this alternative would comply with all applicable federal, State, and local statutes and regulations related to solid waste. Compliance with the identified project requirements would ensure that this impact would remain less than significant.

Attainment of Project Objectives

Under this alternative, the senior center would not be constructed. Additionally, this alternative would not achieve the following proposed project objectives:

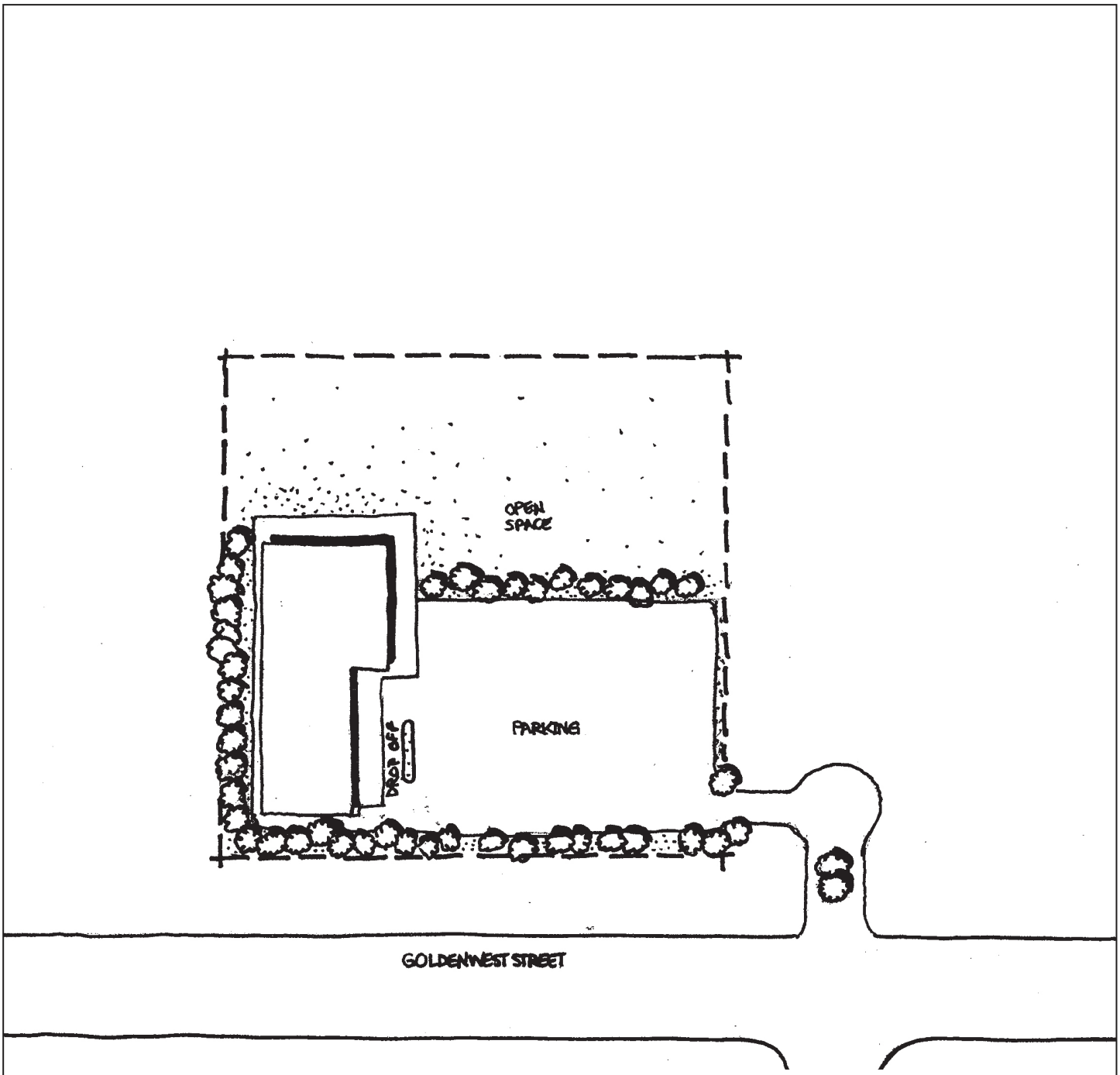
- Provide a centrally located senior recreation and human service facility within the City
- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area
- Provide an attractively designed building that maximizes safety and security of seniors, employees, and other users of the facility.
- Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development.

While this alternative may result in a reduction of most environmental impacts, it would not necessarily reduce the significance of the impacts below those of the proposed project.

6.3.2 Alternative 2: Reduced Project/Alternative Configuration

Description

The Reduced Project alternative assumes a reduced intensity and revised configuration of the project elements on the same project site. Under this alternative, the proposed senior center would be reduced by about one third (15,000 sf), and would comprise a 30,000 sf structure, reoriented north-south and located at the southeastern corner of the project site, as illustrated in Figure 6-1 (Reduced Project/Alternative Configuration). Although this alternative senior center would be reduced in size compared to the proposed project, it would still be more than double the size of the existing senior



***Source*:** Atkins, 2007.

Figure 6-1
Reduced Project/Alternative Configuration

center to accommodate existing and anticipated program needs, and would be similar in massing and elevations to the proposed project. Screening vegetation separating the senior center from Goldenwest Street and from the disc golf course would be provided. Wide, paved walkways and patios would follow the northern and western perimeters of the center.

As with the proposed project, an access road would extend from the western terminus of Talbert Avenue at Goldenwest Street, and would include a landscaped median and a large-radius turnaround. Entry to the project site would occur at the northeast corner of the site, rather than at the north-central portion of the site. A designated drop-off location would be provided immediately in front of the building, at the southern end of the parking lot.

The structure would include multi-use rooms, a community hall, a kitchen, a lobby, and an administrative area. As with the proposed project, the structures would be one-story or up to approximately 30 feet in height, with architectural features extending as high as 46 feet. As with the proposed project, lighting would be provided in the parking areas and along the building exterior.

The hours of operation would be the same as under the proposed project: 8:30 AM–4:30 PM on weekdays, with classes and activities offered from 4:30 PM–10:00 PM on weekdays. Reservations would be accepted for special events in the rooms until 10:00 PM Sunday through Thursday, and until midnight on Fridays and Saturdays.

Potential Impacts

Aesthetics

The Reduced Project alternative would result in a smaller scale senior center that would be assumed to conform to Zoning Code requirements related to design, and would be assumed to be visually attractive. As with the proposed project, development of this alternative would represent a change in the visual character of the site, though one that would generally be considered less intensive than the proposed project, due to the reduction in scale. Thus, the overall use would be potentially more aesthetically compatible due to the increased consistency of this alternative with the recreational uses currently present within the existing Central Park area. This alternative would comply with existing regulations for the site and would result in a less than significant impact. Impacts to visual character would be less under this alternative than under the proposed project, but would still remain less than significant. However, consistent with though less than the proposed project, the introduction of development under this alternative when compared with the current use of the site, contributes incrementally to the change in visual character of the area in terms of reducing the amount of undeveloped open space within Central Park. Therefore, this alternative would result in a significant cumulative impact, similar to the proposed project.

Based on the size and type of the structure that would be constructed under this alternative, the average building height would be approximately 30 feet, with architectural projections that could reach up to 46 feet in height, similar to the proposed project. Therefore, shadows cast away from the senior center under this alternative could extend as far as those of the proposed project. No residential uses, which are typically considered the most sensitive to shade/shadow impacts, are located in the immediate vicinity of the site. As such, this alternative would not be anticipated to cast shadows on adjacent light-sensitive uses

for a duration of longer than three hours. Due to the type of use proposed under this alternative, shade/shadow impacts would be similar to the proposed project and less than significant.

The surface area of the proposed structure under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight and night lighting. However, similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures will be included in the project approval to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the level of landscaping currently provided and proposed in the project area, this alternative would result in impacts due to glare that are similar to the proposed project and less than significant.

Air Quality

Implementation of the proposed project would be in consistent with the existing General Plan Land Use Element designation of OS-P and Zoning designation of OS-PR. However, in addition to the General Plan and Zoning designation, parks and recreational uses in the City of Huntington Beach must also be in accordance with the Recreation and Community Services Element of the General Plan. The current Recreation and Community Services Element requires the development of system wide parks and recreations master plans and the proposed project would need to be in compliance with the Central Park Master Plan. Under the Central Park Master Plan, the site is currently identified as the future location of a low intensity recreation area. Implementation of the proposed project would include a GPA that would permit the intensification of uses at the project site. This GPA would allow the intensification use for the project site from low intensity to high intensity allowing the development of a senior center on the project site.

The size of the facility under this alternative would be smaller and would accommodate less people producing less vehicle trips. This alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. Similar to the proposed project, this alternative proposes uses consistent with the uses prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant.

Similar to the proposed project, construction operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds. As the development would be less intense than the proposed project and would likely generate smaller traffic volumes. Implementation of these City requirements and mitigation measures would reduce construction-related emissions to levels below SCAQMD-recommended thresholds, and daily emissions associated with construction activities would be less than significant.

Construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Construction of this alternative would not expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Although construction activities typically generate emissions of toxic air contaminants (e.g., diesel

emissions, fumes from paint and solvents), neither the amount of these emissions or the location of such emissions would result in substantial exposure for sensitive receptors in the project vicinity. Since construction of the proposed project would not expose sensitive receptors to substantial concentrations of criteria pollutants, this impact would be less than significant. As the footprint of development would be smaller under the Reduced Project Alternative, impacts would be less than the proposed project.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. Therefore, odors associated with the proposed project construction and operation would be less than significant.

Operation of this alternative would generate increased local traffic volumes at levels lesser than the proposed project. Similarly to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or State ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant. As the development would be less intense than the proposed project and would likely generate fewer traffic volumes.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from the proposed project would specifically arise from sources associated with project operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact, and slightly less than the proposed project due to the reduced project size.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project impact would be less than significant.

Biological Resources

Similar ground clearing activities and installation of new landscaping would be required under this alternative. As such, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local

policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less than significant levels, similar to the proposed project.

Cultural Resources

Although the scale of the senior center would be reduced, the amount of site coverage and extent of excavation would be similar to the proposed project. As such, impacts to potential cultural resources could still occur and be affected to the same extent under this alternative as under the proposed project. Impacts could be mitigated to a less than significant level with incorporation of the identified mitigation measures identified for the proposed project.

Geology/Soils

Similar to the proposed project, this alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, State, and local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not be increased regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, impacts due to seismic activity would be less than significant.

Although the site is bounded by slopes to the east and south, the potential for slope failure and/or general erosion is remote, similar to the proposed project. If the recompaction of slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by DOSH requirements for shoring and stabilization. Consequently, impacts associated with slope instability are considered less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan would be prepared for development under this alternative, which is part of the NPDES Municipal General Permit and the MS4 Permit (adopted May 2009). Compliance with the identified project requirements would ensure that this impact remains less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the mitigation measures identified for the proposed project, including those of the Central Park Master Plan EIR, impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

Although the size of the senior center at the project site would be reduced, risks associated with hazards and hazardous materials would be similar to the proposed project. Construction of the Reduced Project Alternative could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of the mitigation measures identified for the proposed project would reduce this impact to a less than significant level, similar to the proposed project.

While it is anticipated that operation of the reduced senior center would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, the use and storage of common hazardous materials such as paints, solvents, and cleaning products, as well as landscaping chemicals and materials, could occur under this alternative. Although the use of these materials on-site would not be considered significant, the project site is located within a methane gas overlay district, similar to the proposed project. However, the City has designated certain measures that can be taken to reduce the hazards presented from accumulations of methane gas by requiring the appropriate testing and mitigation measures for all new buildings within the methane districts. Compliance with the mitigation measure identified for the proposed project, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

Hydrology/Water Quality

Less stormwater runoff would occur under the Reduced Project Alternative compared to the proposed project as less impermeable surface area would be created for the smaller senior center. The quantity and constituents of stormwater runoff would also be less than the proposed project due to the reduction in intensity of use. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. In accordance with the Drainage Area Management Plan (DAMP), the MS4 Permit (adopted May 2009), the City's Municipal Code (Chapter 14.25), and City's Local Implementation Plan (LIP), as well as proposed mitigation measure, the proposed project is required to develop and implement a project-specific WQMP that addresses appropriate stormwater quality best management practices (BMPs) and water quality management practices. Furthermore, the proposed project would be required to include both source control and treatment control BMPs, as well as Site Design BMPs and Low Impact Development (LID) principles, where applicable and feasible. A project-specific WQMP would be reviewed and approved by the City prior to receiving a Precise Grading permit for the proposed project. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology/water quality impacts would be reduced to a less than significant level and less than the proposed project.

Land Use/Planning

The project site has a General Plan Land Use Element designation of Open Space - Parks (OS-P). The OS-P designation allows for public parks and recreational facilities on the project site.[151] The proposed project would be permitted under the OS-P designation. However, in addition to the General Plan Land Use designation, parks and recreational uses in the City of Huntington Beach must also be in accordance with the Recreation and Community Services Element of the General Plan.

The current Recreation and Community Services Element requires the development of system wide parks and recreations master plans and the proposed project would need to be in compliance with the

[151] City of Huntington Beach, *General Plan Land Use Element* (May 13, 1996), Table LU-2a.

Central Park Master Plan. Under the Central Park Master Plan, the site is currently identified as the future location of a low intensity recreation area. Project elements were not solidified at the time of preparation of the Central Park Master Plan; however, it was assumed that general elements/activities might include barbeque and picnic amenities, restroom, tot lot, and an open turf area. Implementation of the proposed project would include a GPA that would permit the intensification of uses at the project site. This GPA would allow the intensification use for the project site from low intensity to high intensity allowing the development of a senior center on the project site.

The project site has a Zoning designation of Open Space - Parks & Recreation (OS-PR). The OS-PR designation was established to provide areas for public or private use and areas for presentation and enhancement, specifically for parks and recreation. Within the OS-PR lands, park and recreation facilities are subject to Conditional Use Permit (CUP) Approval by Planning Commission. The proposed project would be allowed on the site with an approved CUP. As such, compatibility of the proposed uses under this alternative would be less than significant similar to the proposed project, and impacts would be equal to the proposed project.

Noise

Similar to the proposed project, construction activities resulting from development of the reduced Project Alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of mitigation measures identified for the proposed project would reduce construction noise impacts, which would be temporary. Further, construction activities would not occur during recognized sleep hours, and are consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Construction activities associated with this alternative would not generate or expose persons or structures off site to excessive ground borne vibration. Therefore, this impact would be less than significant and similar to the proposed project.

Similar to the proposed project, operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach. Compliance with the identified project requirements would ensure that this impact remains less than significant. Operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. It should be noted that as this alternative would involve a less intensive recreational use, impacts would be less than the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 1 and Fire Station 6, similar to the proposed project. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 8 of the City's Police Beat Command System, similar to the proposed project. The ratio of population to police officers would remain the same, and this alternative does not

include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant, similar to the proposed project.

The proposed project does not include any residential development. As such, the City's population would not increase as a result of the proposed project, nor would there be a subsequent increase in the demands for schools or public facilities including libraries and civic buildings/auditoriums. Similar to the proposed project, no impact would occur.

Recreation

Similar to the proposed project, this alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. Mitigation measures identified in the proposed project would be necessary to reduce potential impacts to less than significant during both construction and operation. However, due to the reduced intensity of this alternative, as compared to the proposed project, it is assumed that the potential impacts associated with its implementation would be less than the proposed project.

Transportation/Traffic

Similar to the proposed project, this alternative would result in increased traffic volumes on the surrounding roadway network. This alternative would generate approximately 2,264 daily weekday trips, based on trip generation rates included in Table 4.12-4 (Project Trip Generation Rates), or 1,131 fewer trips than the proposed project. Therefore, the amount of traffic would not exceed that of the proposed project. Further, the mitigation required under the proposed project would not be necessary in order to maintain acceptable levels of service under this alternative. As such, impacts would remain less than significant under this alternative but would be less than the proposed project.

Utilities/Service Systems

The City's 2010 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. The Reduced Project Alternative would result in approximately two-thirds of the demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would generate less wastewater than the proposed project due to the reduced intensity of use. Because the existing facilities would adequately serve the proposed project, this alternative, which has a lower wastewater generation, would also be adequately served and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements would ensure that this impact is less than significant. Due to the reduced intensity of this alternative compared to the proposed project, impacts would be less than the proposed project. As with all projects, this alternative would comply with all applicable federal, State, and local statutes and regulations related to solid waste. Compliance with the identified statutory requirements would ensure that this impact remains less than significant.

Attainment of Project Objectives

Under the Reduced Project Alternative, the senior center would be constructed on a smaller scale within the same project area. This alternative would not achieve the following proposed project objectives to the extent of the proposed project:

- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area

While this alternative may result in a reduction of most environmental impacts, it would not necessarily reduce the significance of the impacts below those of the proposed project.

6.3.3 Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)

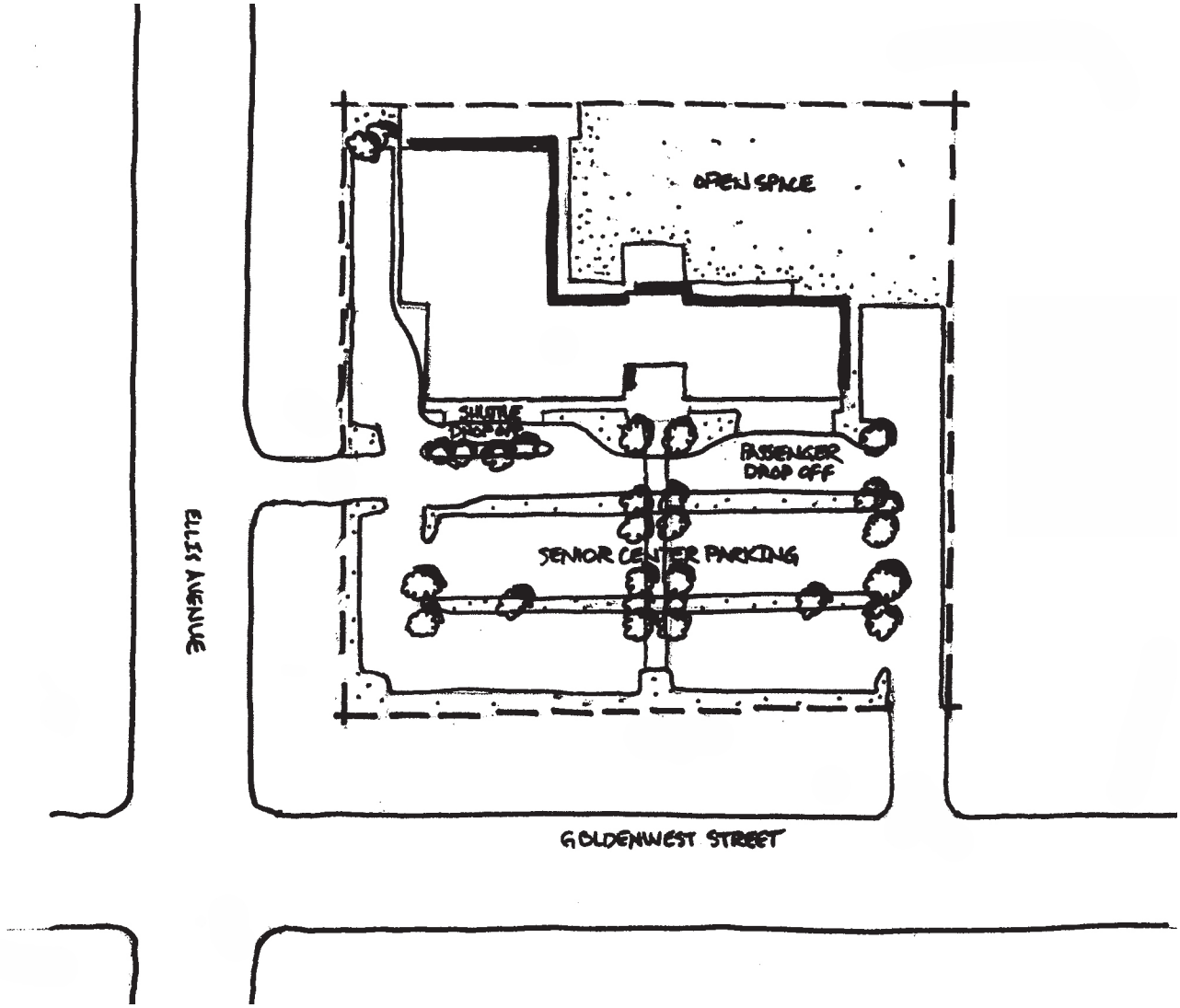
Description

According to the Central Park Master Plan, the 10-acre Central Park alternative site is required to conserve approximately 2 acres. As such, the 5-acre senior center would reduce the available land for remaining development to approximately 3 acres. The Central Park Alternative Site assumes development of the proposed senior center at an alternate site located at the northwest corner of Goldenwest Street and Ellis Avenue, approximately 1,200 feet south of the proposed project site within Central Park. The general configuration of the site would be maintained. Direct access to the parking lot would be provided by curb cuts on Goldenwest Street and Ellis Avenue as identified in the 2006 Huntington Beach Senior Center Feasibility Study. Nevertheless, this alternative would maintain a similar flow of traffic as the proposed project. The setback from Goldenwest Street would be the same as under the proposed project, and additionally, a setback from Ellis Avenue would be provided and would be identical to the setback from Goldenwest Street. In all other physical and operational respects, this alternative would remain the same as under the proposed project. Although presently undeveloped, because the alternative site is occasionally used by the equestrian center for large shows and storage throughout the year, this alternative would reduce the availability of existing recreational opportunities. The conceptual site layout is illustrated in Figure 6-2 (Central Park Alternative Site [Northwest Corner of Ellis Avenue and Goldenwest Street]).

Potential Impacts

Aesthetics

The Central Park Alternative Site alternative would result in the construction of the senior center at the southern edge of the Central Park Master Plan area, adjacent to the existing equestrian center. This alternative would conform to Zoning Code requirements relating to design and would be visually attractive. As with the proposed project, development of this alternative would represent a change in the



***Source*:** Atkins, 2007.

NORTH
NOT TO SCALE

Figure 6-2
Central Park Alternative Site
(Northwest Corner of Ellis Avenue and Goldenwest Street)

ATKINS

visual character of the site. Thus, the overall use would be potentially more aesthetically compatible due to the consistency of this alternative with the recreational uses currently present within the existing Central Park area. However, because the alternative site is at-grade with the adjacent roadways, the structure would be more prominent and could appear greater in massing than the proposed project, which is located below-grade of Goldenwest Street. This alternative would comply with existing zoning regulations for the site and would represent a less than significant impact. Impacts to visual character under this alternative would be similar to the proposed project and less than significant. However, unlike the proposed project, the Central Park Alternative site is occasionally used by the adjacent equestrian center for large shows and storage throughout the year. Accordingly, the introduction of development under this alternative when compared with the current use of the site would not contribute incrementally to the change in visual character of this portion of Central Park from undeveloped open space to recreational uses. Therefore, this alternative would result in a less than significant cumulative impact, less than the proposed project.

Based on the size and type of the structure that would be constructed under this alternative, building heights would be similar to the proposed project (overall 30 feet) and architectural projections could reach up to 46 feet in height, as permitted in the City Zoning Code. Shadows cast away from the senior center under this alternative could extend as far as, if not farther than, those of the proposed project due to the location of this alternative site at the same grade as Goldenwest Street, as opposed to the proposed project which is located below the level of Goldenwest Street. There are residential uses, typically perceived as being the most sensitive to shade/shadow impacts, located across Goldenwest Street to the east and Ellis Avenue to the south. Due to the relatively low overall height of the proposed senior center and the distance between the proposed structure and the nearby uses, including setbacks and street widths, the senior center at this location is not likely to cast shadows on adjacent light-sensitive uses for a duration of longer than three hours. Therefore shade/shadow impacts under this alternative would be similar to the proposed project and less than significant.

The surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight and night lighting. However, also similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures would be included in the project approval to provide for the maximum use of non-reflective surfaces in building materials to reduce glare. Due to the level of landscaping currently provided and proposed in the project area, this alternative would result in impacts due to glare that are similar to the proposed project and less than significant.

Air Quality

Implementation of the proposed project would be in consistent with the existing General Plan Land Use Element designation of OS-P and Zoning designation of OS-PR. However, in addition to the General Plan and Zoning designation, parks and recreational uses in the City of Huntington Beach must also be in accordance with the Recreation and Community Services Element of the General Plan. The current Recreation and Community Services Element requires the development of system wide parks and recreations master plans and the proposed project would need to be in compliance with the Central Park Master Plan. Under the Central Park Master Plan, the site is currently identified as the future location of a low intensity recreation area. Implementation of the proposed project would include a GPA that would

permit the intensification of uses at the project site. This GPA would allow the intensification use for the project site from low intensity to high intensity allowing the development of a senior center on the project site.

The size of the facility under this alternative would be the same as the proposed project and would be able to accommodate same amount of people producing similar vehicle trips. This alternative would provide new sources of regional air emissions but would not conflict with, or impair implementation of, the Air Quality Management Plan. Similar to the proposed project, this alternative proposes uses consistent with the uses prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant.

Construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Construction of this alternative would potentially expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), and due to the location of such emissions in close proximity to residential uses (located south and east of the alternative site across Ellis Avenue and Goldenwest street, respectively), construction activities would result in the potential exposure of sensitive receptors to substantial pollutant concentrations. The significance of this impact can be determined using standardized rate tables developed by SCAQMD for sites that are 5 acres or less in size and the proposed senior center under this alternative would be of the same scale and massing as the proposed project. Like the proposed project, construction of the proposed project would not expose sensitive receptors to substantial concentrations of criteria pollutants; this impact would be less than significant. As the footprint of development would be similar size and intensity to the proposed project, impacts would be similar to the proposed project.

Construction and operation of the recreational uses prescribed under this alternative would not generate emissions that would exceed SCAQMD thresholds as the development would be less intense than the proposed project and would likely generate lesser traffic volumes. Implementation of these City requirements and mitigation measures would reduce construction-related emissions to levels below SCAQMD-recommended thresholds, and daily emissions associated with construction activities would be less than significant. Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the proposed use is not anticipated to generate substantial odors and the distance between the site and adjacent land uses would ensure that any such odors would dissipate. Therefore, this impact would be less than significant.

Operation of this alternative would generate increased local traffic volumes at the same levels as the proposed project. Similarly to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle

emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant. As the development would be similar to the proposed project it would likely generate similar traffic volumes.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from the proposed project would specifically arise from sources associated with project operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact and impact would be similar to the proposed project.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project, impact would be less than significant.

Biological Resources

Similar ground clearing activities and installation of new landscaping would be required at the alternative site as would be required at the proposed project site. As such and based on the relative proximity to and uniformity of habitat type with the alternative site and the project site, biological resource impacts associated with disturbance to potential special status wildlife and special status plant species that could occur on the site would be the same as under the proposed project The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Impacts to biological resources would be mitigated to less than significant levels, similar to the proposed project.

Cultural Resources

Based on the relative proximity of the alternative site to the proposed project site, the anticipated level of subsurface cultural resources would be similar. As such, impacts to potential cultural resources could occur and would likely be affected to the same extent under this alternative as under the proposed project. Impacts could be mitigated to a less than significant level with incorporation of the mitigation measures identified for the proposed project.

Geology/Soils

Due to the proximity of the Central Park Alternative site to the proposed project site, impacts with respect to Geology/Soils would be largely similar under this alternative as under the proposed project. More specifically, this alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. The risks to people and structures would not increase regardless of the size of the development, as adherence to these regulations would assure seismic safety to the greatest extent possible. Therefore, impacts due to seismic activity would be less than significant.

The majority of the alternative site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote, similar to the proposed project. If the construction of temporary or permanent slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH) requirements for shoring and stabilization. Consequently, impacts associated with constructed-slope instability are considered less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan would be prepared for development under this alternative, which is part of the NPDES Municipal General Permit and the MS4 Permit (adopted May 2009). Compliance with the identified project requirements would ensure that this impact remains less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the identified mitigation measures identified for the proposed project, including those of the Central Park Master Plan EIR, impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

Risks under the Central Park alternative associated with hazards and hazardous materials would remain and be similar to the proposed project. Project construction could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. An oil drilling area is located approximately 500 feet west of the site. However, remediation of contaminated soil (from petroleum hydrocarbon/crude oil) was completed onsite in 2000. Therefore, it is unlikely that additional contamination would be present. Similar to the proposed project, implementation of mitigation measures identified for the proposed project would ensure this impact would remain less than significant; and would be similar to the proposed project.

Like the proposed project, the Central Park Alternative site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new buildings within a methane district. Compliance with the mitigation measure, which requires

compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

Hydrology/Water Quality

Under the Central Park Alternative site alternative, the potential increase in stormwater runoff that would occur would be similar to the proposed project as the senior center would be identical in size under both. Impermeable surface area would therefore also be similar under both. The quantity and constituents of stormwater runoff would also be the same as the proposed project. Although new development affecting water quality would occur, similar to the proposed project, this development would be governed by existing regulations, including the NPDES process. In accordance with the Drainage Area Management Plan (DAMP), the MS4 Permit (adopted May 2009), the City's Municipal Code (Chapter 14.25), and City's Local Implementation Plan (LIP), as well as proposed mitigation measure, the proposed project is required to develop and implement a project-specific WQMP that addresses appropriate stormwater quality best management practices (BMPs) and water quality management practices. Furthermore, the proposed project would be required to include both source control and treatment control BMPs, as well as Site Design BMPs and Low Impact Development (LID) principles, where applicable and feasible. A project-specific WQMP would be reviewed and approved by the City prior to receiving a Precise Grading permit for the proposed project. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant. Similar storm drain infrastructure improvements would occur, and therefore, impacts to the storm drain system would be substantially similar to the proposed project. Overall, it is assumed that hydrology/water quality impacts would be reduced to a less than significant level and be similar to the proposed project.

Land Use/Planning

As identified in the Central Park Master Plan, the Central Park Alternative site is identified as a Semi-Active Recreation Area and is intended to be used for a therapeutic riding center, parking lot, tot lot, restroom, and an aquatic center. In all, 5.1 acres of the alternative site was intended to be developed, as opposed to the proposed project site, which was identified for low-intensity uses. Similar to the proposed project, implementation of this alternative would require an amendment to the City's Central Park Master Plan (from semi-active/medium intensity to high-intensity use) and General Plan to maintain consistency with applicable land use plans. Like the proposed project, development of this alternative would require a Conditional Use Permit (CUP). Development on the alternative site would also provide a senior center that is in closer proximity to existing residences. Impacts regarding compatibility of the proposed uses under this alternative would be less than significant, although less than the proposed project due to the intended level of development prescribed in the Central Park Master Plan.

Noise

Similar to the proposed project, construction activities resulting from development of the Central Park Alternative site alternative would not generate noise levels that would exceed the noise standards established by the City of Huntington Beach. Implementation of mitigation measures identified for the proposed project would reduce this impact, and construction noise impacts would be temporary. Further, construction activities would not occur during recognized sleep hours, and are consistent with

the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Therefore, this impact would be less than significant. Construction activities associated with this alternative could generate or expose persons or structures off site to excessive groundborne vibration. Due to the presence of residential structures across Goldenwest Street and Ellis Avenue, which are in closer proximity to the Central Park Alternative site than the proposed project, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project.

Although noise-sensitive residential uses are located closer to the Central Park Alternative site than the proposed project site, operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant. Operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. However, the increase in ambient noise levels would be imperceptible to the human ear. As such, impacts would be less than significant, similar to the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 1 and Fire Station 6, similar to the proposed project. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 7 of the City's Beat Command System. Beat 7 experienced 611 Part One Crimes in 2009; and had ninth lowest crime rates in the City out of thirteen beats. Although Beat 7 experiences more Part One Crime than the proposed project, the ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant, similar to the proposed project.

The proposed project does not include any residential development. As such, the City's population would not increase as a result of the proposed project, nor would there be a subsequent increase in the demands for schools or public facilities including libraries and civic buildings/auditoriums. Similar to the proposed project, no impact would occur.

Recreation

Similar to the proposed project, the Central Park Alternative site alternative would involve the improvement of a vacant parcel of land to provide recreational opportunities within the City. Like the proposed project, mitigation measures would be necessary to reduce potential impacts during both construction and operation. However, because residential structures are located in closer proximity to the Central Park alternative site than the proposed project site, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project. As such, potential impacts to recreational uses in the vicinity of the

residential uses and in adjacent parts of Central Park under this alternative could be greater than the proposed project.

Development of the proposed senior center on the alternative site would replace certain intended recreational uses that may not be able to be relocated to other areas of Central Park. For example, at the alternative site, the Central Park Master Plan intends for the development of a therapeutic riding center, tot lot, overflow parking for the equestrian center, and an alternative location for an aquatic complex. However, since the preparation of the Central Park Master Plan, the Therapeutic Riding Center of Huntington Beach which currently operates from a temporary location within Central Park has requested to make this location permanent. According to the Central Park Master Plan, the 10-acre Central Park alternative site is required to conserve approximately 2 acres. As such, the 5-acre senior center would reduce the available land for remaining development to approximately 3 acres. As the therapeutic riding center is currently located in another area of Central Park and overflow parking for the equestrian center is accommodated at the Sports Complex, the remaining 3 acres of the alternative site could be used for the tot-lot and the approximately 2.5 acres aquatic facility. Accordingly, recreational uses intended for the site that have not been accommodated at an alternative location could be accommodated at the alternative site.

The equestrian center also uses this area from time to time on a permit basis for a pasture and to place temporary horse stalls when they conduct large horse shows (approximately four per year). If the senior center, tot lot, and aquatic facility were developed on this alternative site, the potential exists that the equestrian facility would no longer be able to use this area for that purpose. However, the equestrian center has also modified their lease to include another area of their facility for a pasture area where they can house their stalls temporarily during horse shows which could accommodate their temporary needs. Therefore, potential impacts to recreational resources would be similar to the proposed project.

Transportation/Traffic

Under Central Park Alternative site alternative, the number of trips generated by construction of the senior center would be identical to the proposed project. Further, as the proposed project and the alternative site are located in such close proximity, the potential traffic impacts, including the intersections impacted, would be largely similar. Therefore, impacts under this alternative are anticipated to be less than significant and similar to the proposed project.

Utilities/Service Systems

The City's 2010 Urban Water Management Plan and Water Master Plan indicates that adequate water supply exists to serve the proposed project. Due to the similar site facilities, the Central Park Alternative site alternative would result in a similar demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would result in the same amount of wastewater generated as the proposed project. Because the existing wastewater facilities would adequately serve the proposed project, this alternative would also be adequately served, and this impact would be less than significant.

Construction of this alternative would not generate solid waste that exceeds the permitted capacity of the Rainbow Disposal facility. Compliance with the identified statutory requirements would ensure that this impact is less than significant. As with all projects, this alternative would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Compliance with the identified project requirements would ensure that this impact remains less than significant.

Attainment of Project Objectives

Under the Central Park Alternative site alternative, the senior center would be constructed on a site at Goldenwest Street and Ellis Avenue. This alternative would not achieve the following proposed project objective to the same extent as the proposed project:

- Mitigate environmental impacts to the greatest extent possible

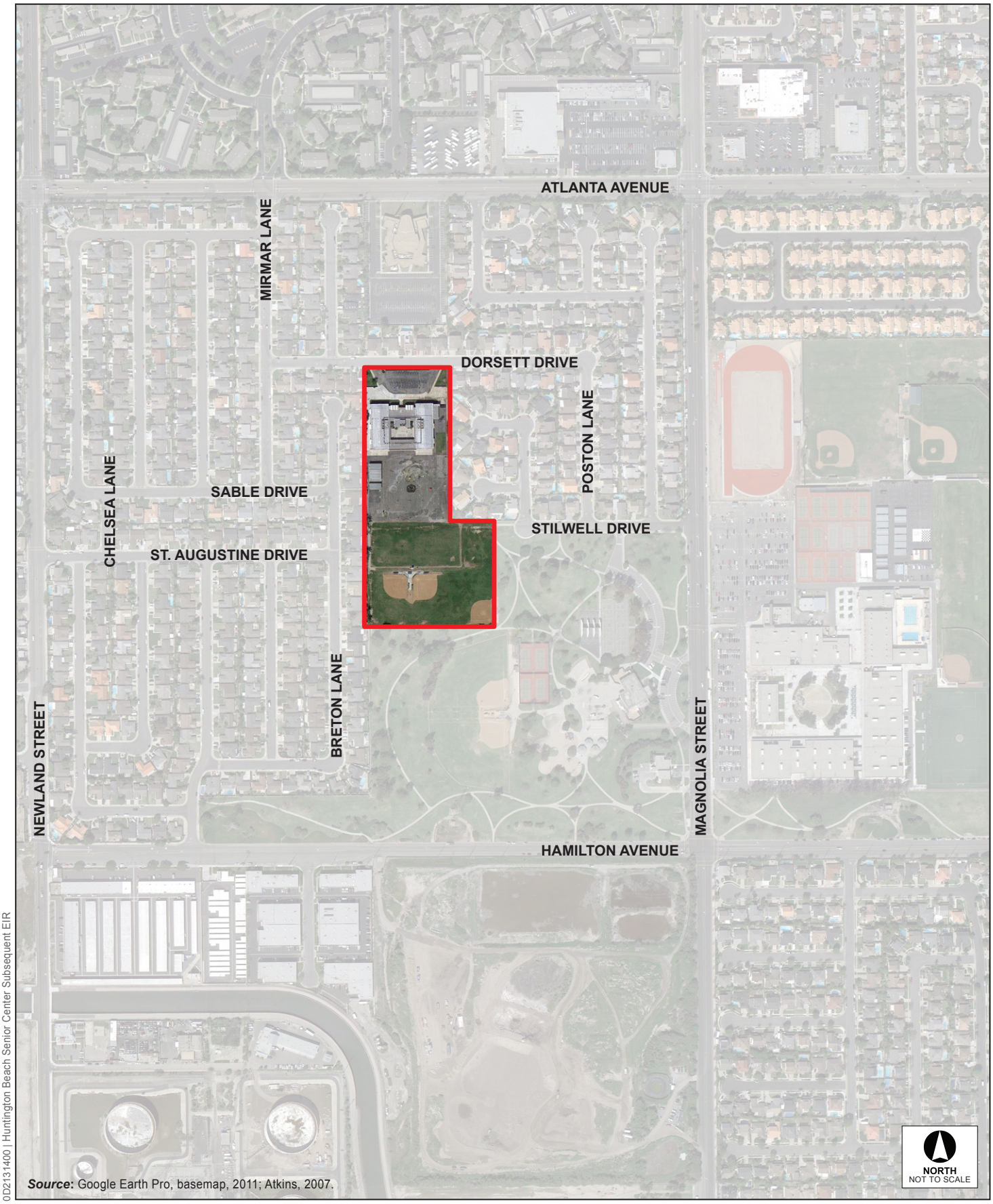
While this alternative would result in impacts that are largely similar to the proposed project, it may result in a greater number of potentially significant impacts, including impacts to noise and recreation.

6.3.4 Alternative 4: Kettler School Alternative Site

Description

The Kettler School Alternative Site (Kettler School site) is located at 8750 Dorsett Drive in the southeast portion of Huntington Beach. The site was the former Kettler Elementary School which closed in 2005. The site is currently developed with 38,418 sf of building area, an approximately 28-space surface parking lot, and paved areas, with the development located on the northern approximately 4.5 acres of the 9-acre site. The southern approximately 5 acres of the site is developed with grass athletic fields, including three softball diamonds. This alternative assumes that the existing vacant 38,412 sf building would be reused and modified to accommodate the senior center facility and the existing surface parking lot and portions of the existing paved areas would be modified to provide approximately 192 parking spaces. This site is located in a single family neighborhood, and is bound to the west and east by single family homes, to the north by Dorsett Drive and single family homes, and to the south by the Edison Community Center and Park. The athletic field portion of the site, located south of Stillwell Drive, is subject to a deed restriction that requires the site to be used for school or parks and recreation purposes. As such, the existing use of the grass athletic field area for softball fields would remain with implementation of this alternative. The aerial photograph of the project area is illustrated in Figure 6-3 (Kettler School Alternative Site).

The Kettler School site is zoned Public-Semipublic and has a General Plan land use designation of Public, both of which allow for use of the site as a senior center facility. Under this alternative, existing development on the site would remain and changes to circulation would not occur. Vehicular access to the site would continue to be available from Dorsett Drive. No direct access from major arterials, including Atlanta Avenue and Magnolia Street, would be available.



***Source*:** Google Earth Pro, basemap, 2011; Atkins, 2007.

0D2131400 | Huntington Beach Senior Center Subsequent EIR

Figure 6-3

Kettler School Alternative Site

ATKINS

Potential Impacts

Aesthetics

The Kettler School Alternative would result in the reuse and modification of existing development on the former Kettler School site to accommodate a senior center facility. The Kettler School site is located in an established neighborhood developed primarily with low-rise, generally one and two-story single family residential structures. Due to the flat topography of the area and existing development, there are no scenic vistas from or into the Kettler Alternative site. As no substantial physical changes to existing development on the site would occur (i.e., alterations to the building footprint or increases in building height or massing), this alternative would not result in changes to scenic vistas, or scenic resources in the area. Similarly, this alternative would not result in changes to the visual quality of the site. In fact, occupancy of the currently vacant building might help to maintain the structure and reduce deterioration. The visual character of the area would not change from the primarily single family residential nature. As the height of the structure onsite would not change, shade and shadow cast by structures on site would not change. As such, the Kettler School Alternative would result in a less than significant impact to scenic vistas, scenic resources or the visual character and quality of the area. Building materials would not change at the site as a result of the Kettler School Alternative; therefore changes to glare in the area are not anticipated and the alternative would result in a less than significant impact due to glare from the site. These impacts are similar to, but less than the proposed project. Unlike the proposed project which would result in a significant cumulative impact due to the project's contribution to the change in visual character associated with the development of undeveloped open space within Central Park, as the Kettler School site is currently developed, implementation of this alternative would not result in a significant cumulative impact.

This alternative does however have the potential to create new sources of nighttime lighting that could impact adjacent residences, considered to be light sensitive receptors. Programs and events at the senior center could last until 12:00 AM weekends, consistent with the proposed project. As the Kettler School Alternative site has not been operational since 2005, nighttime lighting associated with use of this site as a senior center facility would be considered new sources of lighting. New sources of lighting could include parking lot lighting, exterior security and way-finding lighting, interior building illumination, and vehicle headlights. Impacts associated with nighttime lighting would be addressed through implementation of mitigation measures MM4.1-3(a) through (c) identified for the proposed project. Impacts to visual resources under Alternative 4 would be less than significant and would be considered to be less than the proposed project due to the reuse of existing structure.

Air Quality

The Kettler School Alternative proposes to utilize an existing 38,418 sf building which is 6,582 sf smaller than the proposed project development. Implementation of this alternative would be consistent with the existing General Plan designation of the site. The size of the facility under this alternative would be smaller and would accommodate less people, thereby producing less vehicle trips. However, this alternative would still provide new sources of regional air emissions with new vehicle trips. This alternative proposes uses consistent with those prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project

would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant, slightly less than the proposed project.

Construction activities for the Kettler School Alternative would result in modifications to the interior and exterior of the existing structure. While this alternative would not result in the same extent of construction as the proposed project, all construction activities would be taking place in close proximity to sensitive receptors (residences located immediately east, north, and west of the site). As such, limited construction activities could expose sensitive receptors to toxic air contaminants, but would not result in a substantial concentration of these pollutants and would result in a less than significant impact, similar to the proposed project.

Construction activities such as fumes from paint and solvents could create objectionable odor affecting the sensitive uses located adjacent to the site to north, east, and west. However, daily operation of this alternative would not create objectionable odor that would affect these receptors. With compliance to City codes and existing regulations, odors associated with the proposed project construction and operation would be less than significant. Impacts would be slightly greater than the proposed project due to the closer proximity of sensitive receptors.

Operation of this alternative would generate increased local traffic volumes at levels less than the proposed project. Similarly to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the Air Resources Board has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known related projects in the area, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from the proposed project would specifically arise from sources associated with project operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact. Impacts would be slightly less than the proposed project due to reuse of an existing site and this alternative would involve less construction activities.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project, impacts would be less than significant.

Biological Resources

Under the Kettler School Alternative, the senior center facility would be accommodated within an existing structure on an already developed site. There are a couple of trees located on the northwest corner of the Kettler site and grass fields where the activity fields are located at the south side of the Kettler site. Vegetation on site would generally not be disturbed as a result of the implementation of this alternative and new or replacement landscaping would be implemented. Biological resource impacts associated with disturbance to potential special status wildlife and special status plant species would be less than significant as this alternative would not include substantial changes to the vegetation on site and the limited vegetation on site does not appear to be special status.

The potential for disturbance to nesting habitat in the few trees currently on site could be addressed with mitigation measures identified for the proposed project and impacts would be mitigated to a less than significant level. This alternative would not conflict with any existing plan that protects biological resources; therefore, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Overall, the Kettler School Alternative would have a less than significant impact on biological resources and the impact would be less than the proposed project since the project site has less potential for biological resources than the proposed project site. This alternative would not require mitigation measures to reduce biological impacts.

Cultural Resources

Under the Kettler School Alternative, the senior center facility would be accommodated within an existing structure on an already developed school site, and no earthmoving activities, such as grading or excavation, that have the potential to expose subsurface cultural resources would occur. The Kettler School Alternative would not involve construction activities that could potentially disturb previously unknown cultural resources within the project site, including human remains. Therefore, no impact to cultural resources would occur, a lesser impact than the proposed project.

Geology/Soils

Under the Kettler School Alternative, no new construction would occur, as the senior center facility would be accommodated within an existing structure on an already developed site. However, modifications to the existing parking lot and the conversion of existing paved areas into surface parking may necessitate earth moving activities. Accordingly, as earth moving activities would be limited to a previously disturbed area and no new construction would occur, impacts related to geologic and soil conditions would not occur.

According to Figure EH-5 (Newport-Inglewood Fault Zone) of the City's General Plan Environmental Hazard Element, the Kettler School site is located on top of a Category D fault which is classified as an inactive or non-existent fault and adjacent to a Category B fault which is classified as a special studies fault which requires subsurface investigation for critical and important land uses and special evaluation of faults for all habitable structures. The site is not, however, located within an Alquist-Priolo Earthquake

Fault Zone.[152] Although this alternative would place the senior center within close proximity to an active fault, this alternative does not propose the construction of any new structures. As such, impacts related to seismic hazards would be similar to the previous school conditions and similar to the proposed project, as the site would continue to be located in a seismically active area of southern California and no mitigation is available to eliminate potential impacts associated with ground shaking. Similar to the proposed project, the Kettler School Alternative would result in a less than significant impact due to the similar geographic area.

The Kettler School site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote. This impact is similar to, but less than the proposed project due to the lack of grade differential in the surrounding area. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Additionally, according to Figure EH-7 (Liquefaction Potential) of the City's General Plan Environmental Hazard Element, the Kettler School Alternative site is within a High to Very High Potential (H-VM) Liquefaction zone. Potential effects of liquefaction could occur on-site for this alternative. According to Figure EH-12 (Expansive Soil Distribution Map) of the City's General Plan Environmental Hazard Element, the site is located within a moderate to high expansive soil zone. However, this alternative would not include construction of a new structure but rather modification of an existing structure which would reduce the disturbance of soils on site. Similar to the proposed project, with implementation of mitigation measures identified for the proposed project and compliance with the California Building Code, City's Codes, and applicable regulatory requirements, the potential impacts due to geologic concerns would be less than significant. However, while less than significant, this impact would be greater than anticipated under the proposed project due to the presence of a liquefaction zone and expansive soils on the Kettler School site.

Hazards and Hazardous Materials

The Kettler School Alternative includes the development of a new senior center, and long-term operation of the project would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of this alternative would comply with Cal-OSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during the limited construction activities. Operation of the Kettler School Alternative could involve the use of hazardous materials in the form of basic household cleaning materials and landscaping chemicals. Compliance with existing laws and regulations would ensure that this alternative would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Similar to the proposed project, no impact would occur.

Similar to the proposed project, the probability of a major hazardous materials incident would be remote. However, modifications to the interior of the existing structure to accommodate the senior center facility

[152] California Division of Mines and Geology, State of California Special Studies Zones, Newport Beach Quadrangle, Official Map (effective July 1, 1986).

could result in exposure to asbestos or leading containing materials, which would not occur under the proposed project. The Kettler School Alternative includes reuse of the existing Kettler School structure and would not require substantial earthmoving or demolition activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. However, according to the State Water Resources Board website GeoTracker, there are few LUST cleanup sites near the Kettler School, though these sites have been reported as "case closed" indicating that remedial action is completed, or was deemed unnecessary, by the local regulatory agency. Compliance with mitigation measures identified for the proposed project would ensure that potential impacts resulting from encountering both identified and unidentified contamination would be reduced. With implementation of mitigation measures identified for the proposed project, the Kettler School Alternative would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Similar to the proposed project, this impact would be less than significant.

Like the proposed project, the Kettler School site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas. Compliance with the City's Methane Hazard Mitigation Plan, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

The Kettler School Alternative is located on the currently vacant Kettler School site and no other schools are located within 0.25 mile of the project site. Construction activities could involve the utilization of diesel-powered vehicles and equipment, which would result in temporary diesel emissions that have been determined to be a health hazard. Operation of the proposed project would include the handling and/or storage of potentially hazardous materials typical of these uses on the project site; however, the types of hazardous materials anticipated would be limited to regulated types and quantities (i.e., household cleaners, landscaping chemicals, etc.). Compliance with all applicable local, state, and federal laws and regulations would regulate, control, or respond to hazardous waste, transport, disposal, or clean-up. The Kettler School Alternative would not emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within 0.25 mile of an existing or proposed school. Similar to the proposed project, no impact would occur.

Based on the State Water Resources Control Board, GeoTracker website, the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Kettler School Alternative would not be located on a site which is included on a list of hazardous materials sites known to create a significant hazard to the public or the environment. Similar to the proposed project, no impact would occur.

The proposed project would not interfere with airport or aircraft operations as the nearest airport to the project site is Los Alamitos Army Airfield located on 4442 Doolittle Avenue in the City of Los Alamitos, approximately 10.29 miles northwest of the proposed project site. Safety issues include hazards posed to aircraft from structures located within navigable airspace and crash hazards posed by aircrafts to people and property on the ground. The site is not located within 2 miles of any known public or private airstrip. As such, the Kettler School Alternative would not be located within an airport land use plan or

within 2 miles of a private or public airport that could result in a safety hazard for people residing or working in the project area. Similar to the proposed project, no impact would occur.

As required by law, the proposed project would be required to provide adequate access for emergency vehicles. Additionally, development would be required to regulate the storage of flammable and explosive materials and their transport within the project site, and would comply with applicable Uniform Fire Code regulations for issues including fire protection systems and equipment, general safety precautions, and distances of structures to fire hydrants. Any changes to driveway access would be constructed per City codes to allow adequate emergency vehicle access. The site does not currently and would not in the future serve a function in any emergency response or evacuation plan (schools are typically not employed for this purpose). Implementation of this alternative would not pose any constraints to the City's existing Emergency Management Plan. The Kettler School Alternative would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the proposed project, no impact would occur.

The Kettler School site is located in a heavily developed, urban portion of Huntington Beach and is not considered at risk for wildland fires. The project site and surrounding area are characterized by features typical of the urban landscape. No wildlands exist within the immediate vicinity of the proposed project site. Therefore, this alternative would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Similar to the proposed project, no impact would occur.

Overall, impact to hazards and hazardous materials would be less than significant and slightly less than the proposed project since the Kettler School Alternative involves less construction activities.

Hydrology/Water Quality

The Kettler School Alternative would be accommodated within the existing school structure and substantial other changes to the site would not occur. The northern portion of the alternative site is developed with impervious surface consisting of an existing parking lot and building area, while the southern portion of the site is developed with athletic fields consisting entirely of pervious surface. The site discharges to a lined or underground storm drain system, and would continue to do so under this alternative. No changes to the amount of impervious surface area or changes to drainage patterns on the site would occur as a result of this alternative. Accordingly, the Kettler School alternative would not result in a substantial increase in the amount of runoff from the site, nor would it result in alterations to drainage patterns on the site. Additionally, as this alternative would not change the amount of impervious surface on the site, this alternative would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Therefore, the Kettler School Alternative would result in less than significant impacts relating to runoff, drainage, and groundwater recharge similar to, but less than the proposed project, as no changes to the existing condition of the alternative site would be required.

Construction and operation of the Kettler School Alternative would not increase stormwater pollutant loads or concentrations and would not result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. Although, the size of the facility for the Kettler School Alternative is smaller than the proposed project, uses would be the same and the constituents of stormwater runoff would be similar to the proposed project during operation.

Operation of this alternative would be required to follow the best management practices identified for the proposed project. Compliance with all existing regulatory requirements as identified for the proposed project would address potential water quality impacts during construction of this alternative. Additionally, the mitigation measures identified for the proposed project requiring the Applicant to prepare a site-specific Water Quality Management Plan would also apply to this alternative. Therefore, construction and operation of this alternative would result in a less than significant impact relating to water quality, similar to, but less than the proposed project, as the alternative site is largely impervious and no changes would be required.

The Kettler School alternative site is not located near a levee or dam. Due to the lack of the presence of enclosed bodies of water in the vicinity of the subject site, seiches are not considered to be a seismic hazard to the project site. Mudflow hazards typically occur where unstable hillslopes are located above gradient, where site soils are unstable and subject to liquefaction, and when substantial rainfall saturates soils causing failure. The surrounding area is relatively flat with no pronounced slopes, and there is no known landslides near the project site, nor is the project site in the path of any known or potential landslides. As such, this alternative would result in no impact with respect to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dams, or inundation by seiche or mudflow. Similar to the proposed project, no impact would occur.

The Kettler School alternative would not include a residential component and would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. According to FEMA issued Flood Maps, Kettler School site is not located within a 100-year flood plain.[153] The Kettler School alternative would not place within a 100-year flood hazard area any structures that would impede or redirect flood flows. Similar to the proposed project, no impact would occur.

Tsunami runup occurs when a peak in the tsunami wave travels from the near-shore region onto shore. Runup is a measurement of the height of the water onshore observed above a reference sea level. According to Figure EH-8 (Moderate Tsunami Run Up Area) of the City's General Plan Environmental Hazard Element, the Kettler School Alternative site is located within a Tsunami Run Up Area and could expose people or structures to tsunamis. This Alternative would require mitigation measures to reduce the impacts to a less than significant level. This Alternative would be required to comply with General Plan Policy EH5.1.1, the California Building Code, City's Codes, and applicable regulatory requirements to ensure that the potential risk of loss, injury, or death due to tsunamis remains less than significant. Although less than significant, this impact would be greater than the proposed project.

Overall, impact hydrology/water quality would be less than significant and slightly less than the proposed project since the alternative site is already developed with impervious surfaces and the alternative involves less construction activities.

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[153] Federal Emergency Management Agency, *FEMA Issued Flood Map Item ID 06059C0263J* (2011), http://msc.fema.gov/webapp/wcs/stores/servlet/MapSearchResult?storeId=10001&catalogId=10001&langId=-1&userType=G&panelIDs=06059C0263J&Type=pbp&nonprinted=&unmapped (accessed July 22, 2011).

Land Use/Planning

The Kettler School site is currently zoned Public-Semipublic and has a General Plan land use designation of Public (Residential Low Density), both of which allow for use of the site as a senior center facility. The athletic field portion of the site, located south of Stillwell Drive, is subject to a deed restriction that requires the site to be used for school or parks and recreation purposes. The alternative would result in the use of the existing Kettler School structure as a senior center as well as retained use of parking areas and the existing athletic field area for softball fields. This alternative would not require a GPA or zoning change to allow for the senior center use. As such, the Kettler School Alternative would result in a less than significant impact to land use but less than the proposed project.

As the site is already developed with the former Kettler Elementary School, implementation of this alternative would not result in the physical division of an established community. Additionally, consistent with proposed project, the site is not subject to any habitat conservation plans or natural community conservation plans. Therefore, this alternative would not interfere with existing land use plans for the project site and would result in a less than significant impact to land use, similar to, but less than the proposed project.

Noise

As the senior center facility would be accommodated within existing development on an already developed site, construction activities related to demolition that could result in noise or vibration impacts would not occur. However, construction activities associated with modifications to the existing building and surface parking lot, and conversion of existing paved areas into surface parking would be a temporary source of noise. Implementation of mitigation measures identified for the proposed project and city requirements would reduce any construction related noise impacts. Construction activities would not occur during recognized sleep hours, and would be consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. As such, construction-related noise impacts would be less than significant and reduced when compared to the proposed project.

Residential uses are located to the east, north, and west of the Kettler School alternative site. Operation of this alternative would not expose off-site noise-sensitive land uses to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant. Operation of this alternative would result in increased human activity during the senior center's hours of operation (8:30 AM–4:30 PM on weekdays, with classes and activities offered from 4:30 PM–10:00 PM on weekdays) and occasionally in the evenings when special events are scheduled (allowed until 10:00 PM Sunday through Thursday and until midnight on Fridays and Saturdays) that would contribute to ambient noise levels in the project area. Additionally, operation of this alternative would generate traffic on local streets that would originate or terminate at the parking lot of the alternative site, contributing to ambient noise levels in the project area. The alternative site is a vacant school that currently generates few vehicle trips. However, the Kettler School site is located in a developed urban area, and the increased activity and vehicle trips at the Kettler School site would be similar to the existing urban area and would not substantially increase noise levels above existing ambient levels. Further, consistent with the proposed

project, this alternative would be subject to the City's Noise Ordinance. As such, impacts would be less than significant, but greater than the proposed project due to the proximity of single family residences adjacent to the site.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 4 located on 21441 Magnolia Street. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 2 of the City's Police Beat Command System. Beat 2 experienced 304 Part One Crimes in 2009; and had second lowest crime rates in the City out of thirteen beats. Beat 2 experiences less part one crimes than the proposed project. In addition, the ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant, similar to the proposed project.

The Kettler School Alternative does not include any residential development that would result in a direct population increase in the City, creating an increased demand for the use of public facilities. As such, this alternative would not result in increased demands on public services, including schools, libraries, and civic buildings/auditoriums. Although, the Kettler School Alternative is located on a former school site, the Huntington Beach School District has determined that the Kettler School site is surplus real estate for the school district and is not needed to provide educational opportunities. As such, similar to the proposed project, no impact to schools, libraries, and civic buildings/auditoriums would occur.

Recreation

As previously discussed, a 5-acre portion of the Kettler School site that is currently used as softball fields is subject to a deed restriction which requires that portion of the site to be used for school, parks or other recreation purposes. As the existing softball fields would remain with implementation of Kettler School Alternative, this alternative would be in compliance with the applicable deed restriction and would not result in an impact to an existing recreational use. Reuse of this site would also allow for the development of recreational and parks uses at the proposed project site in Central Park, as intended under the Central Park Master Plan, increasing the total recreation amenities city wide. Further, the Kettler School Alternative would not result in impacts to recreational facilities, as this alternative, consistent with the proposed project would not be growth inducing and therefore would not increase demand on existing park and recreational facilities. Therefore, the Kettler School Alternative would result in a less than significant impact, less than that anticipated under the proposed project.

Transportation/Traffic

Implementation of this alternative would potentially result in increased traffic volumes on the surrounding roadway network as the site is currently vacant. Traffic impacts to the adjacent arterial roadway system would be expected to be similar to the impacts identified for the proposed project. However, the Kettler School Alternative site is located within a residential neighborhood whose residents

are likely to perceive the traffic associated with the proposed senior center as having a negative impact. The site is located toward the southern edge of the City and would require most residents of the City of Huntington Beach to travel a longer distance to utilize the senior center. Direct access to the site is currently only provided from Dorsett Drive. Under the current access scenario, traffic would be required to use at least two local streets to access the site. Traffic to and from the north (via Atlanta Avenue) would need to use Miramar Lane and Dorsett Drive to access the site. Traffic to and from the east (via Magnolia Street) would need to use Stilwell Drive, Poston Lane, and Dorsett Drive to access the site. Traffic from the west (coming from the south) would need to use Newland Street, St. Augustine Drive, Chelsea Lane, Sable Drive, and Dorsett Drive. Local access impacts could be partially mitigated by extending Stilwell Drive west to provide more direct access to the site from Magnolia Street. However, extending Stillwell Drive would require removal of some grassy open space and could impact the existing sports fields. Further, the sports fields in the area off Stillwell Drive are deed restricted for recreational uses only. Although the roadway extension would be used for access to a recreational use, it would result in an impact due to loss of at least a portion of the sports field and/or grassy open space. Site access from Dorsett Drive would not require removal of any grassy area or pose an issue with the deed restriction, but would not provide direct access from Magnolia Street. Accordingly, impacts associated with access to this alternative site would be greater than the proposed project.

In order to accommodate parking demand created by this alternative, the existing 28-space parking lot, located in front of the existing buildings and between Dorsett Drive and the existing buildings, would be modified and paved areas located south of and directly adjacent to the existing buildings would be converted to parking to provide a total of approximately 192 parking spaces. If additional parking is required, visitors to the senior center could park along local residential streets (such as Stilwell Drive or Dorsett Drive), but this would be considered undesirable by the residents of these streets. Access to the new and modified parking areas could be provided from the identified Stillwell Drive extension or from Dorsett Drive, consistent with existing conditions. Therefore, based on the location, adjacent uses, local access, and parking, the Park View School alternative site would have a greater impact on traffic than the proposed project site.[154]

Utilities/Service Systems

The Kettler School Alternative would utilize an existing 38,418 sf building, which is 6,582 sf less than the proposed project development. As such, this alternative would serve a smaller population than the proposed project and would require less water per year than the proposed project. As the proposed project would result in a less than significant impact, a reduction in water use under this alternative would result in a less than significant impact with respect to water needs. Further, the Kettler School Alternative would result in a less than significant impact with respect to the need for new or expanded water treatment facilities, similar to the proposed project.

The City's 2010 Urban Water Management Plan and Water Master Plan indicate that adequate water supply exists to serve the proposed project. Due to the smaller site facility, the Kettler School alternative would result in a lesser demand on water supplies than the proposed project. Similarly, this alternative would generate less wastewater than the proposed project due to the smaller facility. Therefore, impacts

[154] Urban Crossroads, *Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation (Revised)* (August 3, 2011).

associated with sufficient water supply and wastewater under this alternative would also be less than significant and slightly less than the proposed project.

The Kettler School Alternative would generate an estimated 269 pounds (0.13 ton) per day of solid waste, approximately 46 pounds (0.023 ton) of trash per day less than the proposed project. This alternative would not exceed the capacity of the Rainbow Disposal Facility and would result in a less than significant impact, less than the proposed project. Due to remodeling of the existing building on the alternative site, implementation of this alternative would not generate construction waste that is expected from the proposed project. Compliance with the identified statutory requirements would ensure that this impact is less than significant. As with the proposed project, this alternative would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Compliance with the identified project requirement would ensure that this impact remain less than significant, and less than the proposed project.

Due to the reduction of the facility site, the Kettler School Alternative would require slightly less energy resource (both electricity and natural gas)s compared to the proposed project. As the proposed project was found to have adequate resources to provide energy, this alternative would result in a similar less than significant impact.

Attainment of Project Objectives

Under this alternative, the senior center would be accommodated in existing development on the Kettler School site. This alternative would not achieve the following proposed project objectives to the extent of the proposed project:

- Provide a centrally located senior recreation and human service facility within the City
- Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development.

Overall, the Kettler School Alternative would achieve many of the City's objectives for the proposed project. Although this alternative would not result in the construction of a new facility and would be smaller than the senior center facility proposed under the project, modifications to existing development on the Kettler School site would ensure that the senior center meets the needs of the City and the senior population, both visually and physically, provides for a state-of-the art senior center, and is adequately served by infrastructure. Further, reuse of existing development on this alternative site for a senior center, a community serving use similar to the site's former use as a school, and adjacent to other community serving uses, effectively reduces many of the environment impacts identified for the proposed project, and would be compatible with surrounding land uses As such, while this alternative would result in impacts that are largely similar to the proposed project, it would result in reduced, less than significant impacts for most issue areas compared to the proposed project as substantial construction would not occur. However, implementation of the Kettler School Alternative would result in increased traffic on local streets and increased noise levels in close proximity to residences, both considered less than significant impacts, similar to, but greater than the proposed project.

6.3.5 Alternative 5: Park View School Alternative Site

Description

The Park View School Alternative assumes that 45,000 sf of an existing 56,837 sf building on the 12-acre site would be reused and modified to accommodate a senior center facility. The existing Park View School is located at 16666 Tunstall Lane, bound to the west and north by single- and multi-family residential uses; to the east by industrial uses; and to the south by the Murdy Community Center. The site, formerly the home of Park View School is developed with 56,837 sf of building area, surface parking lots, paved areas, and grass athletic fields that include four baseball diamonds utilized by Ocean View Little League and two activity fields. The athletic field portion of the site would remain with implementation of this alternative. The aerial photograph of the site is shown in Figure 6-4 (Park View School Alternative Site).

The Park View School site is zoned Public-Semipublic and has General Plan designation of Public (Residential Low Density), both of which allow for use of the site as a senior center facility. This site is currently owned by the Ocean View School District (OVSD). Based on the past actions of OVSD, it is assumed that ownership of this site would be retained by OVSD and leased by the City. Under this alternative, existing development on the site would remain and changes to circulation would not occur. Vehicular access to the site would continue to be available from Goldenwest Street and Heil Avenue. Parking would be available on the existing parking lot.

Potential Impacts

Aesthetics

The Park View School Alternative would result in the reuse and modification of existing development on the former Park View School site to accommodate a senior center facility. The Park View School site is located in an established neighborhood developed with low-rise, one and two-story multi-family residential structures, industrial uses and the Murdy community center. Due to the flat topography of the area and existing development, there are no scenic vistas from or into the site. As no substantial physical changes to existing development on the site would occur (i.e., alterations to the building footprint or increases in building height or massing), this alternative would not result in changes to scenic vistas, or scenic resources in the area. Similarly, this alternative would not result in changes to the visual quality of the site. In fact, occupancy of the currently vacant building might help to maintain the structure and reduce deterioration. The visual character of the area would not change from its existing character. As the height of the structure onsite would not change, the shade and shadow cast by structures on site would not change. As such, the Park View School Alternative would result in a less than significant impact to scenic vistas, scenic resources, and the visual character and quality of the area. Building materials would not change at the site as a result of the Park View School Alternative; therefore changes to glare in the area are not anticipated and the alternative would result in a less than significant impact due to glare from the site. Unlike the proposed project which would result in a significant cumulative impact due to the project's contribution to the change in visual character associated with the development of undeveloped open space within Central Park, as the Park View School site is currently developed, implementation of this alternative would not result in a significant cumulative impact.

***Source*:** Google Earth Pro, basemap, 2011; Atkins, 2007.

0D2131400 | Huntington Beach Senior Center Subsequent EIR

Figure 6-4

Park View School Alternative Site

ATKINS

This alternative does however have the potential to create new sources of nighttime lighting that could impact adjacent residences, considered to be light sensitive receptors. Programs and events at the senior center could last until 12:00 AM weekends, consistent with the proposed project. As the Park View School site has not been operational, nighttime lighting associated with use of this site as a senior center facility would be considered new sources of lighting. New sources of lighting could include parking lot lighting, exterior security and way-finding lighting, interior building illumination, and vehicle headlights. Impacts associated with nighttime lighting would be addressed through implementation of mitigation measures mitigation measures MM4.1-3(a) through (c) identified for the proposed project. Impacts to visual resources under the Park View School would be less than significant and would be considered to be less than the proposed project due to the reuse existing structure.

Air Quality

The Park View School Alternative includes the occupation of 45,000 sf of an existing 56,837 sf building on the school site. Implementation of this alternative would be consistent with the existing General Plan. The size of the facility under this alternative would be same as the proposed project and would accommodate the same number of people, producing similar vehicle trips. This alternative would provide new sources of regional air emissions, as it would generate vehicle trips. This alternative proposes uses consistent with those prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant, consistent with the proposed project.

Construction activities for the Park View School Alternative would result in modifications to the interior and exterior of the existing structure. While this alternative would not result in the same extent of construction as the proposed project, all construction activities would be taking place in close proximity to sensitive receptors (residences located immediately north and east of the site). As such, limited construction activities could expose sensitive receptors to toxic air contaminants, but would not result in a substantial concentration of these pollutants and would result in a less than significant impact, similar to the proposed project.

Construction activities such as fumes from paint and solvents could create objectionable odor affecting the sensitive uses located south, west, and southeast to the site. However, daily operation of this alternative would not create objectionable odor that would affect these receptors. With compliance to City codes and existing regulations, odors associated with the proposed project construction and operation would be less than significant. Impacts would be slightly greater than the proposed project due to the closer proximity of sensitive receptors.

Operation of this alternative would generate increased local traffic volumes at level consistent with the proposed project. Localized carbon monoxide (CO) emissions for the proposed project are significantly below the threshold; therefore, similar to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized CO concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the Air Resources Board has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and

localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the Park View School alternative would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from this alternative would specifically arise from sources associated with operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. Compliance with state regulations and SCAQMD measures identified for the proposed project would ensure that this alternative's GHG emissions would result in a less than significant impact. Impacts would be slightly less than the proposed project due to reuse of an existing site and this alternative would involve less construction activities.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the Park View School alternative would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project, impacts would be less than significant.

Biological Resources

Under the Park View School Alternative, the senior center facility would be accommodated within the existing school structure on an already developed site. There are a couple of trees located on the west/northwest corner of the project site and grass fields where the activity fields are located on the east and south of the project site. Vegetation on site would generally not be disturbed as a result of the implementation of this alternative and new or replacement landscaping would be implemented. Biological resource impacts associated with disturbance to potential special status wildlife and special status plant species would be less than significant as this alternative would not include substantial changes to the vegetation on site and the limited vegetation on site does not appear to be special status.

There are a couple of trees located on the west/northwest corner of the project site. The potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project and impacts would be mitigated to less than significant levels. This alternative would not conflict with any existing plan that protects biological resources; therefore, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Overall, the Park View School Alternative would have less than significant impacts to biological resources and the impact would be less than the proposed project since the alternative site has less potential for biological resources than the proposed project site.

Cultural Resources

Under the Park View School alternative, the senior center facility would be accommodated within an existing structure on an already developed school site, and no earthmoving activities, such as grading or excavation, that have the potential to expose subsurface cultural resources would occur. The Park View School would not involve construction activities that could potentially disturb previously unknown cultural resources within the project site, including human remains. Therefore no impact to cultural resources would occur, a lesser impact than the proposed project.

Geology/Soils

Under the Park View School alternative, no new construction would occur, as the senior center facility would be accommodated within an existing structure on an already developed site. Accordingly, impacts related to geologic and soil conditions would not occur as no earthwork would be required, and no new development would be constructed.

According to Figure EH-5 of the City's General Plan Environmental Hazard Element, this alternative site is not located on top of a fault zone, nor is it located within an Alquist-Priolo Earthquake Fault Zone.[155] As such, impacts related to seismic hazards would be similar to the previous school conditions and similar to the proposed project, as the site would continue to be located in a seismically active area of southern California and no mitigation is available to eliminate potential impacts associated with ground shaking. Similar to the proposed project, the Park View School Alternative would result in a less than significant impact.

The Park View School alternative site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote. This impact is similar to the proposed project due to the lack of grade differential in the surrounding area. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Additionally, according to Figure EH-7 (Liquefaction Potential) of the City's General Plan Environmental Hazard Element, the alternative site is within a High to Medium Potential (H-M) Liquefaction zone. Potential effects of liquefaction could occur on-site for Park View School Alternative. According to Figure EH-12 (Expansive Soil Distribution Map) of the City's General Plan Environmental Hazard Element, this alternative site is within a moderate to high expansive soil zone. However, this alternative would not include development of a new structure but rather modification of an existing structure which would reduce the disturbance of soils on site. Similar to the proposed project, implementation of proposed mitigation measures and compliance with the California Building Code, City's Codes, and applicable regulatory requirements would ensure that the potential impacts are less than significant. However, while less than significant, this impact would be greater than anticipated under the proposed project due to the presence of liquefaction and expansive soils on the Park View School site.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan would be prepared for development under

[155] California Division of Mines and Geology, State of California Special Studies Zones, Newport Beach Quadrangle, Official Map (effective July 1, 1986).

this alternative, which is part of the NPDES Municipal General Permit, the requirements of the Fourth Term NPDES Permit (if required of the proposed project), and the MS4 Permit (adopted May 2009). Compliance with the identified project requirements would ensure that this impact remains less than significant. Development in areas underlain by soils of varying stability could subject people and structures to hazards associated with lateral spreading, subsidence, or differential settlement. Through compliance with the identified mitigation measures impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

The Park View School Alternative includes the development of a new senior center, and long-term operation of the project would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of this alternative would comply with Cal-OSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during the limited construction activities. Operation of Park View School Alternative could involve the use of hazardous materials in the form of basic household cleaning materials and landscaping chemicals. Compliance with existing laws and regulations would ensure that this alternative would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Similar to the proposed project, no impact would occur.

Similar to the proposed project, the probability of a major hazardous materials incident would be remote. Modification to the interior of the existing development to accommodate the senior center facility could result in exposure to asbestos or leading containing materials. The Park View School Alternative includes reuse of the existing Park View School structure and would not require substantial earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. However, according to the State Water Resources Board website GeoTracker, there are LUST cleanup sites near the Park View School site. Many of these sites have been reported as "case closed" indicating that remedial action is completed, or was deemed unnecessary, by the local regulatory agency; however, two LUST sites located on 16501 Goldenwest Street approximately 0.25 mile northwest and on 16971 Goldenwest Street approximately 0.25 mile northeast of the site are reported as "case open with site assessment" and currently under evaluation. Compliance with mitigation measures identified for the proposed project would ensure that potential impacts resulting from identified and unidentified contamination would be reduced to a less than significant level. With implementation of mitigation measures identified for the proposed project, the Park View School Alternative would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Similar to the proposed project, this impact would be less than significant.

Like the proposed project, the Park View School site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas. Compliance with the City's Methane Hazard Mitigation Plan, which

requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

The Park View School Alternative is located on the currently vacant Park View School site and no other schools are located within 0.25 mile of the project site. Construction activities could involve the utilization of diesel-powered vehicle and equipment, which would result in temporary diesel emissions that have been determined to be a health hazard. Operation of the proposed project would include the handling and/or storage of potentially hazardous materials typical of these uses on the project site; however, the types of hazardous materials anticipated would be limited to regulated types and quantities (i.e., household cleaners, landscaping chemicals, etc.). Compliance with all applicable local, state, and federal laws and regulations would regulate, control, or respond to hazardous waste, transport, disposal, or clean-up. The Park View School Alternative would not emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within 0.25 mile of an existing or proposed school. Similar to the proposed project, no impact would occur.

Based on the State Water Resources Control Board, GeoTracker website, the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Park View School Alternative would not be located on a site which is included on a list of hazardous materials sites known to create a significant hazard to the public or the environment. Similar to the proposed project, no impact would occur.

The proposed project would not interfere with airport or aircraft operations as the nearest airport to the project site is Los Alamitos Army Airfield located on 4442 Doolittle Avenue in the City of Los Alamitos, approximately 5.39 miles northwest of the proposed project site. Safety issues include hazards posed to aircraft from structures located within navigable airspace and crash hazards posed by aircrafts to people and property on the ground. The site is not located within 2 miles of any known public or private airstrip. As such, the Park View School Alternative would not be located within an airport land use plan or within 2 miles of a private or public airport that could result in a safety hazard for people residing or working in the project area. Similar to the proposed project, no impact would occur

As required by law, the proposed project would be required to provide adequate access for emergency vehicles. Additionally, development would be required to regulate the storage of flammable and explosive materials and their transport within the project site, and would comply with applicable Uniform Fire Code regulations for issues including fire protection systems and equipment, general safety precautions, and distances of structures to fire hydrants. Any changes to driveway access would be constructed per City codes to allow adequate emergency vehicle access. The site does not currently and would not in the future serve a function in any emergency response or evacuation plan (schools are typically not employed for this purpose). Implementation of this alternative would not pose any constraints to the City's existing Emergency Management Plan. The Park View School Alternative would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the proposed project, no impact would occur.

The Park View School site is located in a heavily developed, urban portion of Huntington Beach and is not considered at risk for wildland fires. The project site and surrounding area are characterized by features typical of the urban landscape. No wildlands exist within the immediate vicinity of the proposed

project site. Therefore, this alternative would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Similar to the proposed project, no impact would occur.

Overall, impact to hazards and hazardous materials would be less than significant and slightly less than the proposed project since the Park View School Alternative involves less construction activities.

Hydrology/Water Quality

The Park View School Alternative would be accommodated within the existing school structure and substantial other changes to the site would not occur. No changes to the amount of impervious surface area or changes to drainage patterns on the site would occur as a result of this alternative. Accordingly, the Park View School Alternative would not result in a substantial increase in the amount of runoff from the site, nor would it result in alterations to drainage patterns on the site. Additionally, as this alternative would not change the amount of impervious surface on the site, this alternative would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Therefore, the Park View School Alternative would result in less than significant impacts relating to runoff, drainage, and groundwater recharge similar to, but less than the proposed project, as no changes to the existing condition of the alternative site would be required.

Construction and operation of the Park View School Alternative would not increase stormwater pollutant loads or concentrations and would not result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. As the Park View School Alternative would be the same size as the proposed project and uses would be the same, the constituents of stormwater runoff would be similar to the proposed project during operation. Operation of this alternative would be required to follow the best management practices identified for the proposed project. Compliance with all existing regulatory requirements as identified for the proposed project would address potential water quality impacts during construction of this alternative. Additionally, the mitigation measures identified for the proposed project requiring the Applicant to prepare a site-specific Water Quality Management Plan would also apply to this alternative. Therefore, construction and operation of this alternative would result in a less than significant impact relating to water quality, similar to, but less than the proposed project, as the alternative site is largely impervious and no changes would be required.

The Park View School site is not located near a levee or dam nor is located in a tsunami run up area. Due to the lack of the presence of enclosed bodies of water in the vicinity of the subject site, seiches are not considered to be a seismic hazard to the project site. Mudflow hazards typically occur where unstable hillslopes are located above gradient, where site soils are unstable and subject to liquefaction, and when substantial rainfall saturates soils causing failure. The surrounding area is relatively flat with no pronounced slopes, and there is no known landslides near the project site nor is the project site in the path of any known or potential landslides. In addition, the proposed project site is not located in an identified tsunami run-up area. As such, this alternative would result in no impact with respect to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dams, or inundation by tsunami, seiche or mudflow. Similar to the proposed project, no impact would occur.

The Park View School Alternative does not include a residential component and would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Similar to the proposed project, no impact would occur. According to FEMA issued Flood Maps, Alternative 5 (Park View School Alternative Site) site is not located within a 100-year flood plain.[156] The Park View School Alternative would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Similar to the proposed project, no impact would occur.

Overall, impacts to hydrology/water quality would be less than significant and slightly less than the proposed project since the alternative site is already developed with impervious surfaces and the alternative involves less construction activities.

Land Use/Planning

The Park View School site is zoned Public-Semipublic and has General Plan land use designation of Public (Residential Low Density), both of which allow for use of the site as a senior center facility. This site is owned by the Ocean View School District (OVSD). Based on past actions by OVSD, it is assumed that ownership of this site would be retained by OVSD and leased by the City. The alternative would result in the use of the existing Park View School structure as a senior center as well as retained use of parking areas and the existing athletic field area for softball fields. This alternative would not require a GPA or zoning change to allow for the senior center use. As such, the Park View School Alternative would result in a less than significant impact to land use but less than the proposed project.

As the site is already developed with the former Park View School, implementation of this alternative would not result in the physical division of an established community. Additionally, consistent with proposed project, the site is not subject to any habitat conservation plans or natural community conservation plans. Therefore, this alternative would not interfere with the existing land use plans for the project site and would result in a less than significant impact to land use, similar to, but less than the proposed project.

Noise

As the senior center facility would be accommodated within an existing structure on an already developed site, construction activities related to demolition or heavy construction equipment that could result in noise or vibration impacts would not occur. However, construction activities associated with modifications to the existing building and surface parking lot, and conversion of existing paved areas into surface parking would be a temporary source of noise. Implementation of mitigation measures identified for the proposed project and city requirements would reduce any construction related noise impacts. Any construction activities would not occur during recognized sleep hours, and would be consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. As such, construction-related noise impacts would be less than significant and reduced when compared to the proposed project.

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[156] Federal Emergency Management Agency, *FEMA Issued Flood Map Item ID 06059C0263J* (2011), http://msc.fema.gov/webapp/wcs/stores/servlet/MapSearchResult?storeId=10001&catalogId=10001&langId=-1&userType=G&panelIDs=06059C0263J&Type=pbp&nonprinted=&unmapped (accessed July 22, 2011).

Residential uses are located to the west and north of the Park View School alternative site. Operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant. Operation of this alternative would result in increased human activity on site during the senior center's hours of operation (8:30 AM–4:30 PM on weekdays, with classes and activities offered from 4:30 PM–10:00 PM on weekdays) and occasionally in the evenings when special events are scheduled (allowed until 10:00 PM Sunday through Thursday and until midnight on Fridays and Saturdays) that would contribute to ambient noise levels in the project area. Additionally, operation of this alternative would generate traffic on local streets that would originates or terminates at the parking lot on the alternative site, contributing to ambient noise levels in the project area, as is the case for the proposed project. The alternative site is a vacant school that currently generates few vehicle trips. However, the Park View School site is located in a developed urban area and the increased activity at the Park View School site would be similar to the existing urban area and would not substantially increase noise levels above existing ambient levels. Further, consistent with the proposed project, this alternative would be subject to the City's Noise Ordinance. As such, impacts would be less than significant, but greater than the proposed project due to the proximity of residences adjacent to the site.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 2 located on 16221 Gothard Street. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 13 of the City's Police Beat Command System. Beat 13 experienced 898 Part One Crimes in 2009; and had second highest crime rates in the City out of thirteen beats. Beat 13 experiences more part one crimes than the proposed project. However, the ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant; similar to the proposed project.

The Park View School Alternative does not include any residential development that would result in a direct population increase in the City, creating an increased demand for the use of public facilities. As such, this alternative would not result in increased demands on public services, including schools, libraries, and civic buildings/auditoriums. Although, the Park View School Alternative is located on a former school site, the OVSD has determined that the Park View School site is surplus real estate for the school district and is not needed to provide educational opportunities. As such, similar to the proposed project, no impact to schools, libraries, and civic buildings/auditoriums would occur.

Recreation

As previously discussed, the existing baseball fields would remain with implementation of the Park View School Alternative and would not result in an impact to an existing recreational use. Reuse of this site would also allow for the development of recreational and parks uses at the proposed project site in

Central Park, as intended under the Central Park Master Plan, increasing the total recreation amenities city wide. Further, the Park View School Alternative would not result in impacts to recreational facilities, as this alternative, consistent with the proposed project would not be growth inducing and therefore would not increase demand on existing park and recreational facilities. Therefore, the Park View School Alternative would result in a less than significant impact, less than that anticipated under the proposed project.

Transportation/Traffic

Implementation of this alternative would potentially result in increased traffic volumes on the surrounding roadway network as the site has been vacant for a number of years. Due to the type and level of potential development under this alternative, the amount of traffic would not exceed that of the proposed project during construction activities. Access to the Park View School site would occur via Sabot Lane (north to Heil Avenue), Maddox Drive (west to Goldenwest Street), and Norma Drive (also west to Goldenwest Street). All three of these local streets have residential uses adjacent to them. Traffic impacts to the adjacent arterial roadway system would be expected to be similar to the impacts identified for the proposed project location west of Goldenwest Street, opposite Talbert Avenue. However, the Park View Alternative site is located within a neighborhood comprised primarily of multiple family residential units whose residents are likely to perceive the traffic associated with the proposed senior center as having a negative impact.

During operation traffic would be similar to the proposed project since a similar number of people would be accommodated at the senior center. However, with the athletic fields adjacent to this alternative site, parking would be needed to accommodate the demands of both uses. Although there are a number of paved areas (including parking lots and playground areas) that could be utilized and converted for parking purposes, it is likely that some patrons of the senior center would park on the street along Tunstall Lane and/or Maddox Drive, which front this alternative project site. This would potentially impact residents of the neighborhood that are also adjacent to these streets, and that use on-street spaces. Therefore, based on the location, adjacent uses, local access, and parking, the Park View School alternative site would have a greater impact on traffic than the proposed project site.[157]

Utilities/Service Systems

The Park View School Alternative utilizes 45,000 sf of an existing 56,837 sf building. As the Park View School Alternative would be the same size as the proposed project, the demand for utilities, including water and energy resources generated by this alternative would be the same as the proposed project. Additionally, the amount of wastewater and trash generated by this alternative would be the same as the proposed project. As such, the Park View School Alternative would result in a less than significant impact with respect to utilities, consistent with the proposed project.

Attainment of Project Objectives

Under this alternative, the senior center would be accommodated in existing development on the Park View School site. This alternative would not achieve the following project objective:

[157] Urban Crossroads, *Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation (Revised)* (August 3, 2011).

- Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development.

Overall, the Park View School Alternative would achieve most of the City's objectives for the proposed project. Although this alternative would not result in the construction of a new facility, modifications to existing development on the Park View School site would ensure that the senior center meets the needs of the City and the senior population, both visually and physically, and is adequately served by infrastructure. Further, reuse of existing development on this alternative site for a senior center, a community serving use similar to the site's former use as a school, and adjacent to other community serving uses, effectively reduces many of the environment impacts identified for the proposed project, and would be compatible with surrounding land uses. As such, while this alternative would result in impacts that are largely similar to the proposed project, it would result in reduced, less than significant impacts for most issues areas compared to the proposed project as substantial construction would not occur. However, implementation of the Park View School Alternative would result in increased traffic on local streets and increased noise levels in close proximity to residences, both considered less than significant impacts, similar to, but greater than the proposed project.

6.3.6 Alternative 6: Magnolia Tank Farm Alternative Site

Description

The Magnolia Tank Farm Alternative assumes the 45,000 sf senior center would be located on a portion of the 27-acre former Magnolia Tank Farm. The Magnolia Tank Farm site is located on the west side of Magnolia Street between Bermuda Avenue and Banning Avenue, bound to the north by a former landfill; to the east by Magnolia Avenue and across Magnolia Avenue by single-family residential uses; to the south and west by the Huntington Beach Flood Channel and across the Huntington Beach Flood Channel by wetlands (southwest) and by industrial uses (west). The site was formerly used for oil storage, but is no longer in operation and is developed with three oversized oil tanks connected to each other by pipelines. The general surface area is covered mostly with dirt. Trees and green space line the eastern edge of the project boundary along Magnolia Street providing a visual buffer of onsite uses from passersby on Magnolia Street. The aerial photograph of the site is shown in Figure 6-5 (Magnolia Tank Farm Alternative Site).

The Magnolia Tank Farm site is zoned Public-Semipublic and has a General Plan land use designation of Public, both of which allow for use of the site as a senior center facility. Under this alternative, a new access point to the site would be constructed on Magnolia Avenue. The site would be easily accessible from Magnolia Avenue, an arterial roadway in the City.

***Source*:** Google Earth Pro, basemap, 2011; Atkins, 2007.

0D2131400 | Huntington Beach Senior Center Subsequent EIR

Figure 6-5

Magnolia Tank Farm Alternative Site

ATKINS

Potential Impacts

Aesthetics

The Magnolia Tank Farm Alternative would result in the development of a senior center on the currently unused Magnolia Tank Farm site. Currently, views from the single-family residential homes located across Magnolia Avenue to the east are of trees and green space on the eastern boundary of the subject site. This strip of trees and green space shields the Magnolia Tank Farm from visibility. Development of the proposed project would locate a 45,000 sf, one-story structure on the site, with an average structure height of approximately 30 feet; however, parapets, vaulted ceilings, and other architectural features could reach up to 46 feet. The trees and green space would be maintained to the greatest extent to continue to buffer views of on-site uses. In addition to the tree line, views into the site would include the senior center, associated open space, parking areas, and landscaping. As such views into the site from the adjacent residential uses to the east would not be substantially changed. However, it may be that mature trees are replaced by new landscaping associated with the development. While this would result in a visual change, the alternative would not result in a significant adverse impact. Further, this alternative would conform to Zoning Code requirements and would be visually attractive, benefiting the area by providing a senior center facility which would provide more of a community enhancing aesthetic to the nearby residential neighborhood. This alternative would not result in an adverse effect on a scenic vista or the visual character and quality of the area. This impact would be less than significant, and less than the proposed project due to the separation from sensitive receptors. However, the proposed project would result in a significant cumulative impact due to the project's contribution to the change in visual character of the area associated with the development of an undeveloped open space within Central Park. As the Magnolia Tank Farm Alternative site is currently developed with old oil tanks, implementation of this alternative would not result in a significant cumulative impact to the visual character of the area.

The Magnolia Tank Farm Alternative includes a relatively low overall height for the senior center structure. Due to the substantial distance between the proposed structure and the nearby light-sensitive uses, including landscaping, building setbacks and street widths, the senior center at this location would not cast shadows that would reach adjacent light-sensitive uses for a duration of longer than three hours. Therefore no shade/shadow impact would occur under this alternative, less than the proposed project.

The Magnolia Tank Farm Alternative site is developed with old oil tanks and does not contain scenic resources including trees, rock outcroppings, or historic buildings and no impact would occur. The State of California Department of Transportation designates scenic highway corridors. The closest eligible (although not designated) scenic corridor is Pacific Coast Highway (PCH) Highway 1 located approximately 0.36 mile northeast of the alternative site. The project site is not visible from the PCH. Therefore, this impact would be less than significant, similar to the proposed project.

As the Magnolia Tank Farm site has not been used in some time, nighttime lighting associated with the use of this site as a senior center facility would be considered new sources of lighting. Nighttime lighting has the potential to impact adjacent residents, considered to be light sensitive receptors, as well as biological resources that inhabit the adjacent wetlands and open space area. Programs and events at the senior center could last until 12:00 AM on weekends, consistent with the proposed project. New sources of lighting could include parking lot lighting, exterior security and way-finding lighting, interior building

illumination, and vehicle headlights. Impacts associated with nighttime lighting would be addressed through implementation of mitigation measures MM4.1-3(a) through (c) identified for the proposed project. Additionally, the surface area of the proposed structures under this alternative would, as with the proposed project, have the potential to create daytime glare by reflecting sunlight, and night lighting. However, similar to the proposed project, substantial landscaping would be provided to soften building appearance and glare, and design measures would be included to provide for the maximum use of nonreflective surfaces in building materials to reduce glare. Accordingly, impacts related to nighttime lighting would be greater than the proposed project, due to the alternative site's location adjacent to wetlands and open space areas.

Air Quality

The Magnolia Tank Farm would require the demolition of all existing structures on the project site and construction of a new 45,000 sf senior center structure. Implementation of this alternative would be consistent with the existing General Plan. The size of the facility under this alternative would be the same as the proposed project and would be able to accommodate the same amount of people producing similar vehicle trips. This alternative would provide new sources of regional air emissions, as it would generate vehicle trips. However, this alternative proposes uses consistent with those prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant. This impact would be similar to the proposed project.

Construction activities associated with the Magnolia Tank Farm alternative would include demolition, grading, and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Construction of this alternative would potentially expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), and due to the location of such emissions in close proximity to residential uses across Magnolia Avenue, construction activities would result in the potential exposure of sensitive receptors to substantial pollutant concentrations. City requirements and mitigation measures identified for the proposed project would ensure that impact is reduced to a less than significant level. Since the proposed senior center under this alternative would be of the same scale and massing as the proposed project, impacts would be similar to the proposed project.

Construction and operation of this alternative would not create objectionable odors, from either construction activities or daily operation affecting a substantial number of people, as the distance between the site and adjacent land uses would ensure that any such odors would dissipate. With compliance with City codes and existing regulations, odors associated with the proposed project construction and operation would be less than significant.

Operation of this alternative would generate increased local traffic volumes at the same levels as the proposed project. Similar to the proposed project, these traffic volumes would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would

increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant. As the development would be similar to the proposed project it would likely generate similar traffic volumes, and impacts would be comparable to the proposed project.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from the proposed project would specifically arise from sources associated with project operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact and impacts would be similar to the proposed project.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project, impacts would be less than significant.

Biological Resources

The Magnolia Tank Farm Alternative would result in the development of a senior center on the currently unused Magnolia Tank Farm site. The bulk of the site is primarily dirt-covered and does not support substantial biological resources. However, the green space and trees along the eastern property boundary line has the potential to support migratory birds. The vegetation on the site would be disturbed and mature trees could be replaced by landscaped trees associated with the senior center building.

The Magnolia Tank Farm Alternative site occurs adjacent to the Huntington Beach Flood Channel with coastal wetlands occurring across the Huntington Beach Flood Channel to the southwest. Additionally, a review of aerial photography of the site revealed the presence of surface water and other signatures that may indicate the presence of seasonal wetlands on the site. If it is determined that wetlands do occur on the site, then ground disturbance related to grading for the proposed project would result in the loss of those wetlands. Wetlands and other waters of the U.S. are protected under Sections 401 and 404 of the Clean Water Act (CWA), which prohibits the fill of these features without a permit from the Corps and RWQCB. Therefore, the loss of wetlands or other waters of the U.S. as a result of project construction would be a potentially significant impact. Determination of possible wetlands on the project site and proper mitigation could reduce the impact to a less than significant impact. Mitigation measures could involve requiring a qualified biologist to conduct wetland delineation for the Magnolia Tank Farm Alternative site prior to the issuance of a grading permit. Implementation of the proposed project at the

Magnolia Tank Farm Alternative site could have a potentially significant impact on jurisdictional wetlands. This impact would be considered potentially significant and greater than the proposed project. Mitigation measure is available to reduce this impact to a less than significant level but it would still be greater than the proposed project.

Shrubs and trees on the Magnolia Tank Farm Alternative site could potentially provide nesting habitat for raptors (i.e., birds of prey), and other migratory birds. Tree and shrub removal associated with the proposed project could result in loss of active nests, eggs, or young caused by the direct mortality of adult or young birds, nest destruction, or disturbance of nesting native bird species (including migratory birds and other special-status species) resulting in nest abandonment and/or the loss of reproductive effort. Bird species are protected by both state (CDFG Code Sections 3503 and 3513) and federal (Migratory Bird Treaty Act of 1918) laws. Disruption of nesting birds, resulting in the abandonment of active nests, or the loss of active nests through structure removal would be a potentially significant impact. The potential for disturbance to nesting habitat could be addressed with mitigation measures and project requirements identified for the proposed project and impacts would be mitigated to less than significant levels. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant.

Overall, impacts to biological resources for Alternative 6 (Magnolia Tank Farm Alternative Site) would be less than significant with implementation of proposed mitigation measures for the proposed project. This alternative would have a greater impact to biological resources than the proposed project due to the potential wetlands on or near the project site.

Cultural Resources

The Magnolia Tank Farm Alternative has been developed since 1972, and there are no known cultural resources on site from this previous development. The site is within an urban environment and the presence of human remains is remote. However, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in a significant impact. Therefore, the potential for damage to, or destruction of, these resources would be a potentially significant impact. However, implementation of the mitigation measures proposed for the project would ensure that implementation of the Magnolia Tank Farm Alternative would not cause a substantial adverse change in the significance of an archaeological or paleontological resource or human remains, similar to the proposed project.

Geology/Soils

This alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. According to Figure EH-5 (Newport-Inglewood Fault Zone) of the City's General Plan Environmental Hazard Element, the alternative site is located on top of a Category C fault which is classified as a special studies fault requiring subsurface investigation for critical and important land uses. Additionally, the site is adjacent to a Category B fault which is classified as a special studies fault which requires subsurface investigation for critical and important land uses and special evaluation of faults for all habitable structures. The alternate

site is not however located within an Alquist-Priolo Earthquake Fault Zone.[158] The site would continue to be located in a seismically active area of southern California and no mitigation is available to eliminate potential impacts associated with ground shaking. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. Adherence to existing regulations would assure seismic safety to the greatest extent possible. Similar to the proposed project, impacts due to seismic activity would be less than significant.

The majority of the alternative site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote, similar to the proposed project. If the construction of temporary or permanent slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH) requirements for shoring and stabilization. Consequently, impacts associated with constructed-slope instability are considered less than significant.

According to Figure EH-7 (Liquefaction Potential) of the City's General Plan Environmental Hazard Element, the alternative site is within a Very High Potential (VM) and High to Very High Potential (H-VM) Liquefaction zone. However, impacts from liquefaction can be mitigated by compliance with building codes and mitigation measures proposed for the proposed project. According to Figure EH-12 (Expansive Soil Distribution Map) of the City's General Plan Environmental Hazard Element, the alternative site is within a low expansive soil zone. Similar to the proposed project, with implementation of proposed mitigation measures and compliance with the California Building Code, City's Codes, and applicable regulatory requirements the potential risk of loss, injury, or death due to liquefaction and expansive soil would be less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan would be prepared for development under this alternative, which is part of the NPDES Municipal General Permit and the MS4 Permit (adopted May 2009). Through compliance with project requirements and mitigation measures identified from the proposed project impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

The proposed project includes the development of a new senior center, and long-term operation of the project would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of the project would comply with Cal-OSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities. Operation of Magnolia Tank Farm Alternative could involve the use of hazardous materials in the form of basic household cleaning materials and landscaping chemicals. Compliance with existing laws and regulations would ensure this alternative would not create a

[158] California Division of Mines and Geology, State of California Special Studies Zones, Newport Beach Quadrangle, Official Map (effective July 1, 1986).

significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Similar to the proposed project, no impact would occur.

According to the State Water Resources, GeoTracker website, there are LUST cleanup sites near the Magnolia Tank Farm site reported as "case closed" indicating that remedial action is completed, or was deemed unnecessary, by the local regulatory agency. In addition, a Phase II was conducted on this alternative site in 1996 and discovered petroleum hydrocarbons in the soil at concentrations requiring additional sampling and remediation. As this alternative site is an existing oil tank farm and removal of the existing on-site structures could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of mitigation measures identified for the proposed project would ensure that impacts resulting from identified and unidentified contamination would reduce this impact to a less than significant level. However, further study and investigation (i.e., Phase III and soil testing) of the current site would be required in order to determine if contamination exists on site due to the use of the site as an oil storage tank farm. If contamination is discovered, remediation would be required prior to development of the senior center. Without remediation prior to construction activities, the Magnolia Tank Farm Alternative could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This impact would be considered potentially significant and greater than the proposed project.

Like the proposed project, the alternative site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new buildings within the methane districts. Compliance with the mitigation measures identified for the proposed project, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

No schools are located within 0.25 mile of the Magnolia Tank Farm project site. Construction activities would involve the utilization of diesel-powered trucks and equipment, which would result in temporary diesel emissions that have been determined to be a health hazard. Operation of the proposed project would include the handling and/or storage of potentially hazardous materials typical of these uses on the project site; however, the types of hazardous materials anticipated would be limited to regulated types and quantities (i.e., household cleaners, landscaping chemicals, etc.). Compliance with all applicable local, state, and federal laws and regulations would regulate, control, or respond to hazardous waste, transport, disposal, or clean-up. The Magnolia Tank Farm Alternative would not emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within 0.25 mile of an existing or proposed school. Similar to the proposed project, no impact would occur.

According to the State Water Resources Control Board, GeoTracker website, the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Magnolia Tank Farm Alternative would not be located on a site which is included on a list of hazardous materials sites known to create a significant hazard to the public or the environment. Similar to the proposed project, no impact would occur.

The proposed project would not interfere with airport or aircraft operations as the nearest airport to the project site is Los Alamitos Army Airfield located on 4442 Doolittle Avenue in the City of Los Alamitos, approximately 10.68 miles northwest of the proposed project site. Safety issues include hazards posed to aircraft from structures located within navigable airspace and crash hazards posed by aircrafts to people and property on the ground. The site is not located within 2 miles of any known public or private airstrip. As such, the Magnolia Tank Farm Alternative would not be located within an airport land use plan or within 2 miles of a private or public airport that could result in a safety hazard for people residing or working in the project area. Similar to the proposed project, no impact would occur.

As required by law, the proposed project would be required to provide adequate access for emergency vehicles. Additionally, development would be required to regulate the storage of flammable and explosive materials and their transport within the project site, and would comply with applicable Uniform Fire Code regulations for issues including fire protection systems and equipment, general safety precautions, and distances of structures to fire hydrants. Any changes to driveway access would be constructed per City codes to allow adequate emergency vehicle access. The site does not currently and would not in the future serve a function in any emergency response or evacuation plan. Implementation of this alternative would not pose any constraints to the City's existing Emergency Management Plan. The Magnolia Tank Farm Alternative would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the proposed project, no impact would occur.

The Magnolia Tank Farm site is located in a developed and urban City of Huntington Beach and is not considered at risk for wildland fires. The project site and surrounding area are characterized by features typical of the urban landscape. No wildlands exist within the immediate vicinity of the proposed project site. Therefore, this alternative would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Similar to the proposed project, no impact would occur.

Overall, impact to hazards and hazardous materials would be less than significant and slightly more than the proposed project due to the Magnolia Tank Farm Alternative involving potential contamination and remediation activities.

Hydrology/Water Quality

Under this alternative, the potential increase in stormwater runoff would be similar to the proposed project as the amount of land disturbed would be similar. The quantity and constituents of stormwater runoff would also be similar to the proposed project due to the same type of facility size. However, the proposed project potentially could be contaminated and could require site remediation prior to site development. Impact to water quality could be greater for the Magnolia Tank Farm Alternative than the proposed project. Once the remediation of the site has been performed, this development would be governed by existing regulations, including the NPDES process. In accordance with the Drainage Area Management Plan (DAMP), the MS4 Permit (adopted May 2009), the City's Municipal Code (Chapter 14.25), and City's Local Implementation Plan (LIP), as well as mitigation measures identified for the proposed project the alternative is required to develop and implement a project-specific WQMP that addresses appropriate stormwater quality best management practices (BMPs) and water quality management practices. Furthermore, the alternative would be required to include both source control and treatment control BMPs, as well as Site Design BMPs and Low Impact Development (LID)

principles, where applicable and feasible. A WQMP would be reviewed and approved by the City prior to receiving a Precise Grading permit for the proposed project. As with the proposed project, implementation of BMPs would ensure that impacts of this alternative remain less than significant.

The project site is currently flat and located next to the Huntington Beach Flood Channel. Similar to the proposed project, this alternative may substantially alter the project site drainage by grading to change drainage direction, infrastructure alterations that could alter drainage areas, and changes to the amount of impervious surfaces. However, mitigation measure would require the Applicant to prepare a hydrology and hydraulics study and City-approved project drainage plan and to reduce peak runoff rates for the design storm events to existing conditions levels. Implementation of the mitigation measure identified for the proposed project would reduce the potential for flooding and storm conveyance capacity to less than significant levels, similar to the proposed project.

Tsunami runup occurs when a peak in the tsunami wave travels from the near-shore region onto shore. Runup is a measurement of the height of the water onshore observed above a reference sea level. According to Figure EH-8 (Moderate Tsunami Run Up Area) of the City's General Plan Environmental Hazard Element, this alternative site is located within Tsunami Run Up Area and could expose people or structures to tsunamis. The Magnolia Tank Farm Alternative Site would be required to comply with General Plan Policy EH5.1.1, California Building Code, City's Codes, applicable regulatory requirements, and mitigation to ensure that the potential risk of loss, injury, or death due to tsunami would remain less than significant. This alternative would require mitigation to ensure that this impact would be less than significant, a similar but greater impact than the proposed project.

Magnolia Tank Farm Alternative is not located near a levee or dam. Due to the lack of the presence of enclosed bodies of water in the vicinity of the subject site, seiches are not considered to be a seismic hazard to the project site. Mudflow hazards typically occur where unstable hillslopes are located above gradient, where site soils are unstable and subject to liquefaction, and when substantial rainfall saturates soils causing failure. The surrounding area is relatively flat with no pronounced slopes, and there is no known landslides near the project site nor is the project site in the path of any known or potential landslides. As such, this alternative would result in no impact with respect to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dams, or inundation by seiche or mudflow. Similar to the proposed project, no impact would occur. Similar to the proposed project, no impact would occur.

The Magnolia Tank Farm Alternative does not include a residential component and would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. According to FEMA issued Flood Maps dated December 3, 2009, the Magnolia Tank Farm site is located within Zone AE and, therefore, within a 100-year flood plain.[159] However, according to the Letter of Map Revision (LOMR) Determination Document dated December 15, 2009, FEMA has re-designated the Magnolia Tank Farm site as Zone X

[159] Federal Emergency Management Agency, *FEMA Issued Flood Map Item ID 06059C0263J* (2011), http://msc.fema.gov/webapp/wcs/stores/servlet/MapSearchResult?storeId=10001&catalogId=10001&langId=-1&userType=G&panelIDs=06059C0263J&Type=pbp&nonprinted=&unmapped (accessed July 22, 2011).

and the site is no longer located within a 100-year flood plain.[160] The Magnolia Tank Farm Alternative would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Similar to the proposed project, no impact would occur.

The Magnolia Tank Farm site would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. This alternative would not substantially alter the existing drainage pattern of the site or the area. The Magnolia Tank Farm Alternative would not result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Similar to the proposed project, no impact would occur.

Overall, impact hydrology/water quality would be less than significant and slightly less than the proposed project since the alternative site is already developed with some impervious surfaces.

Land Use/Planning

The Magnolia Tank Farm site is zoned Public-Semipublic and has a General Plan land use designation of Public, both of which allow for use of the site as a senior center facility. This alternative site is currently available for the City to acquire. Implementation of this alternative would not result in impacts related to land use nor would it conflict with existing land use policies in place for the site or the City. As such, the Magnolia Tank Farm Alternative would result in a less than significant impact to land use and less than the proposed project as it would not require a zoning change or GPA to allow for the proposed project. Adjacent land uses consist of industrial or open space (e.g., flood channel/wetlands) uses, with the nearest residential uses being located on the opposite side of Magnolia Avenue. The directly adjacent land uses are therefore compatible with the potential use of this site for the Senior Center.

As the site is already developed with the unoccupied oil tank farm and has defined boundaries, implementation of this alternative would not result in the physical division of an established community. Additionally, the site is not subject to any habitat conservation plans or natural community conservation plans. Therefore, this alternative would not interfere with the existing land use plans for the project site and would result in a less than significant impact to land, similar to, but less than the proposed project.

Noise

During construction, temporary, intermittent elevated noise levels would occur on and near the alternative site due, in large part, to the operation of construction equipment. During each stage of construction, there would be a different mix of equipment operating. Construction noise levels would vary based on the type of equipment in operation and the location of activity with respect to noise-sensitive uses. However, construction activities would not occur during recognized sleep hours, and are consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Furthermore, implementation of identified mitigation

[160] Federal Emergency Management Agency, *FEMA Letter of Map Revision Determination of Document* (December 15, 2009), http://www.huntingtonbeachca.gov/files/users/planning/LOMR_121509.pdf (accessed September 12, 2011), p. 10.

measures would reduce this impact, and construction noise impacts would be temporary. Therefore, this impact would be less than significant.

Temporary construction activities at the proposed project site could expose nearby off-site sensitive receptors (surrounding residential uses and sensitive avian species within the wetlands) to elevated levels of noise and groundborne vibration due to the use of heavy pieces of construction equipment. Generally speaking, bulldozers and loaded trucks are the source of largest vibration during construction. Construction activities associated with this alternative could generate or expose persons or structures off site to excessive groundborne vibration. Mitigation measures, including MM4.9-1(a), MM4.9-1(b), and MM4.3-1(a) identified for the proposed project would ensure that this impact is reduced to less than significant level. However, construction noise impacts resulting from this alternative would be slightly greater than the proposed project due to the proximity of the sensitive receptors.

Ambient noise levels that would occur as part of operation of the proposed project would be largely attributable to increases in local traffic volumes and general human activity at the site. Implementation of this alternative would lead to increased noise levels due to increased activities at the proposed project site. However, the alternative site is located in a fully developed urban area and these noise levels would be similar to and consistent with the existing noise levels in the project area. Therefore, ambient noise levels due to vehicle trips would be imperceptible to the human ear. Operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant, similar to the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 4 located on 21441 Magnolia Street. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 2 of the City's Police Beat Command System. Beat 2 experienced 304 Part One Crimes in 2009; and had second lowest crime rates in the City out of thirteen beats. Beat 2 experiences less part one crimes than the proposed project. In addition, the ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant; similar to the proposed project.

The proposed project does not include any residential development. As such, the City's population would not increase as a result of the proposed project, nor would there be a subsequent increase in the demands for schools or public facilities including libraries and civic buildings/auditoriums. Similar to the proposed project, no impact would occur.

Recreation

Physical impacts to recreation facilities are generally associated with population growth. The Magnolia Tank Farm Alternative would not generate a population growth that would increase the use of existing

recreational facilities. The proposed project includes the development of a senior recreational center that would increase the level of recreational facilities available within the City. It would not result in the need for additional recreational facilities to be constructed to accommodate the proposed project. Further, the proposed project is a recreational facility and would not require the construction or expansion of off-site public recreational facilities. The Magnolia Tank Farm would not result in impacts to recreational facilities, as this alternative, consistent with the proposed project would not be growth inducing and therefore would not increase the use of existing park and recreational facilities. This alternative site would also allow for the development of recreational and parks uses at the proposed project site in Central Park, as intended under the Central Park Master Plan, increasing the total recreation amenities city wide. Therefore, the Magnolia Tank Farm Alternative would result in a less than significant impact to recreation, less than that anticipated under the proposed project.

Transportation/Traffic

Under the Magnolia Tank Farm Alternative, the number of trips generated by construction of the senior center would be identical to the proposed project. However, this site is located in the far southeast corner of the City of Huntington Beach and would require most residents of the City of Huntington Beach to travel a longer distance to utilize the senior center, which could result in a greater impact than the proposed project. The Magnolia Tank Farm site is located directly adjacent to Magnolia Street and could be provided with access directly from Magnolia Street at the current access near the north end of the site and/or an extension of Banning Avenue. Access is therefore similar to the access available for the proposed project site. If access was provided at the location of the current access, some on-street parking on the west side of Magnolia Street could be removed to provide adequate sight distance. However, the preferred access scenario would include an additional (new) primary access at the west leg of the intersection of Magnolia Street and Banning Avenue, as it would not require the removal of on-street parking.[161] This access would be designed to ensure appropriate visibility that might occur due to the curve in Magnolia Street at this location. The Magnolia Tank Farm site is large enough that on-site parking could be provided in the form of a surface parking lot, similar to the proposed project site. As such, traffic impacts of the Magnolia Tank Farm Alternative are anticipated to be less than significant and similar to the proposed project.

Utilities/Service Systems

Implementation of the Magnolia Tank Farm Alternative would result in utility impacts that are similar to the proposed project as the senior center would be the same size and located in a developed urban area that is currently served by all utilities. This alternative would serve a similar population to the proposed project and would require similar water per year as the proposed project. This would result in a less than significant impact with respect to water needs. Further, the Magnolia Tank Farm Alternative would result in a less than significant impact with respect to the need for new or expanded water treatment facilities, similar to the proposed project.

The City's 2010 Urban Water Management Plan and Water Master Plan indicate that adequate water supply exists to serve the proposed project. Due to the same facility, this alternative would result in a

[161] Urban Crossroads. Huntington Beach Senior Center Supplemental Alternatives Traffic Evaluation. (August 3, 2011)

similar demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant, similar to the proposed project due to the same size in facility.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would result in the same amount of wastewater generated as the proposed project. Because the existing facilities would adequately serve the proposed project, the facilities under this alternative would also be adequately served, and this impact would be less than significant, similar to the proposed project.

The Magnolia Tank Farm Alternative would generate the same amount of solid waste as the proposed project due to the same facility size. Similar to the proposed project, this alternative would not exceed the capacity of the Rainbow Disposal Facility and would result in a less than significant impact. Compliance with the identified statutory requirements (as assumed for this alternative) would ensure that this impact is less than significant. As with all projects, this alternative would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Compliance with the identified project requirement would ensure that this impact remains less than significant.

Due to the same size of the facility the Magnolia Tank Farm Alternative would require the same energy resources as the proposed project. As the proposed project was found to have adequate resources to provide energy, this alternative would result in a similar less than significant impact.

Attainment of Project Objectives

Under this alternative, the senior center would be constructed on the former Magnolia Tank Farm Alternative site. This alternative would not achieve the following proposed project objectives to the extent of the proposed project:

- Provide a centrally located senior recreation and human service facility within the City
- Mitigate environmental impacts to the greatest extent possible

Overall, the Magnolia Tank Farm Alternative would achieve most of the City's objectives for the proposed project as it would result in the construction of a new state-of-the art facility that would utilize green building practices and would meet the needs of the City and the senior population, both visually and physically. Additionally, the alternative site would be adequately served by utilities and public services. However, due to the alternative site's location adjacent to wetlands and open space, its proximity to sensitive receptors, and remediation of hazardous materials that had previously contaminated the alternative site, the Magnolia Tank Farm Alternative would result in greater less than significant impacts relating to aesthetics, biological resources, hazards and hazardous materials, and noise, as compared to the proposed project. All other impacts would result in similar less than significant impacts as the proposed project.

6.3.7 Alternative 7: The Cove Alternative Site

Description

The Cove Alternative Site (Alternative 7) includes construction of a 45,000 sf senior center on a portion of the 9.9-acre, undeveloped site at the northeast corner of Gothard Street and Garfield Avenue. The site is bound to the north and east by single-family residential uses; to the south by multi-family residential uses across Garfield Avenue; and to the west by industrial uses across Gothard Street. The general surface area is covered mostly with patches of grass and shrubs. The aerial photograph of the site is shown in Figure 6-6 (The Cove Alternative Site). This alternative site is located at the intersection of two arterial roadways (Gothard Street and Garfield Avenue), and access is currently provided from Seagate Drive via Promenade Parkway.

The Cove site is zoned Holly Seacliff Specific Plan and has a General Plan land use designation of Residential Medium Density. Implementation of this alternative would require a Zoning Map Amendment and GPA for the use of the site as a senior center facility. In addition, the current property owners are interested in a land swap with the City for the existing Rodgers Senior Center Site. However, the Rodgers Senior Center Site has an existing deed restriction for use of the site as a public park and recreation facility. As such, the land swap would be contingent upon removal of the deed restriction to allow development of the property for market purposes. A land swap involving City-owned property would be subject to voter approval, pursuant to Huntington Beach Charter Section 612.

Potential Impacts

Aesthetics

The Cove alternative would result in the development of a senior center on the currently undeveloped site. The Cove site is located in an established neighborhood developed primarily with one and two-story single- and multi- family residential structures and industrial uses. Due to the flat topography of the area and existing development, there are no scenic vistas from or into the Cove site. Currently, the view from the single-family residential homes located to the north and east looks across and over the current vacant alternative site towards the industrial uses located on the west of this alternative site. The multi-family residential homes located to the south of the site look across and over the current vacant alternative site toward the residential uses located on the north of this alternative site. Development of the proposed project would locate a 45,000 sf, one-story structure on the site, with an average structure height of approximately 30 feet; however, parapets, vaulted ceilings, and other architectural features could reach up to 46 feet. Views of the currently vacant site would be replaced by views of the senior center building, associated open space, parking areas, and landscaping. This alternative would conform to Zoning Code requirements and would be visually attractive, benefiting the area by providing a senior center facility which would provide more of a community enhancing aesthetic to the nearby residential neighborhood. This alternative would not result in an adverse effect on a scenic vista or the visual character and quality of the area. This impact would be less than significant, similar to the proposed project. However, the proposed project would result in a significant cumulative impact due to the project's contribution to the change in visual character associated with the development of an undeveloped open space within Central

Park. As the Cove Alternative site is currently surrounded by development, implementation of this alternative would not result in a significant cumulative impact to visual character of the area.

The Cove Alternative site is undeveloped and does not contain scenic resources including trees, rock outcroppings, or historic buildings and no impact would occur. The State of California Department of Transportation designates scenic highway corridors. The closest eligible (although not designated) scenic corridor is Pacific Coast Highway (PCH) Highway 1 located approximately 1.6 miles northwest of the alternative site. The project site is not visible from the PCH. This impact would be less than significant, similar to the proposed project.

Based on the size of the site, the distance between the proposed structure and adjacent residential uses is great enough so that the senior center will not cast shadows on the adjacent light-sensitive uses for a duration of longer than three hours. Therefore shade/shadow impacts under this alternative would be similar to the proposed project and less than significant.

This alternative does however have the potential to create new sources of nighttime lighting that could impact adjacent residences, considered to be light sensitive receptors. Programs and events at the senior center could last until 8:00 AM to 4:30 PM Monday through Friday, and 8:00 AM to 12:00 AM Saturday and Sunday. As the Cove Alternative site has not been operational, nighttime lighting associated with use of this site as a senior center facility would be considered new sources of lighting. New sources of lighting could include parking lot lighting, exterior security and way-finding lighting, interior building illumination, and vehicle headlights. Impacts associated with nighttime lighting would be addressed through implementation of mitigation measures MM4.1-3(a) through (c) identified for the proposed project. Accordingly, impacts associated with light and glare under the Cove Alternative would be less than significant, similar to the proposed project

Air Quality

The Cove alternative assumes the 45,000 sf senior center as proposed would be located on a 9.9-acre site. The Cove alternative would require the construction of a new 45,000 sf senior center structure on a vacant project site. Implementation of this alternative would require a GPA for the use of the site as a senior center facility. The size of the facility under this alternative would be the same as the proposed project and would be able to accommodate the same amount of people producing similar vehicle trips. This alternative would provide new sources of regional air emissions, as it would generate vehicle trips. This alternative proposes uses consistent with those prescribed for the project site, and would in turn be consistent with SCAG's regional growth forecasts and the 2007 AQMP. Since the proposed project would not generate residences or employment positions beyond those already projected for in the AQMP, the proposed project would not conflict with implementation of the AQMP and this impact would be less than significant. This impact would be similar to the proposed project.

Stationary emissions generated during construction and operation of this alternative would not be anticipated to exceed the thresholds established by the SCAQMD. Implementation of City requirements and mitigation measures would reduce construction-related emissions to levels below SCAQMD-recommended thresholds, and daily emissions associated with construction activities would be less than significant. Emissions generated during operation of this alternative would be similar to the proposed project.

Source: Google Earth Pro, basemap, 2011; Atkins, 2007.

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Figure 6-6
The Cove Alternative Site

ATKINS

Like the proposed project, construction activities associated with this alternative would include grading and compaction of the on-site soil, building construction, application of architectural coating to the interior and exterior of the new structures, and application of new asphalt. Construction of this alternative would potentially expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air contaminants. Construction activities typically generate the emission of toxic air contaminants (e.g., diesel emissions, fumes from paint and solvents), and due to the location of such emissions in close proximity to residential uses (located north, east and south), construction activities would result in the potential exposure of sensitive receptors to substantial pollutant concentrations. City requirements and mitigation measures identified for the proposed project would ensure that impact is reduced to a less than significant level. Since the proposed senior center under this alternative would be of the same scale and massing as the proposed project, impacts would be similar to the proposed project.

Sensitive receptors include the residential uses located north, east, and south of the project site. Construction activities such as fumes from paint and solvents could create objectionable odor affecting these sensitive uses. However, daily operation of this alternative would not create objectionable odor affecting a substantial number of people as the uses would be primarily indoors and do not involve substantial odors. With compliance with City codes and existing regulations, odors associated with the proposed project construction and operation would be less than significant. This impact would be slightly greater than the proposed project due to the closer proximity to sensitive receptors.

Operation of this alternative would generate increased local traffic volumes but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. Although traffic volumes would increase beyond existing levels at local intersections, the ARB has projected reduced future vehicle emissions factors for CO resulting from anticipated improvements in emissions technologies, and localized CO emissions would not exceed applicable federal or state standards. Therefore, this impact would be less than significant.

Similar to the proposed project and based on the other known area projects, construction and operation of this alternative would not result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under applicable federal or state ambient air quality standards. Thus, the proposed project would not make a cumulatively considerable contribution with regard to criteria pollutants, and this impact would be less than significant. As the development would be similar to the proposed project it would likely generate similar traffic volumes.

Development of the proposed project would generate greenhouse gases through the construction and operation of a new senior center. Greenhouse gas emissions from the proposed project would specifically arise from sources associated with project operation, including direct sources such as motor vehicles, and natural gas consumption, and indirect sources such as solid waste handling and treatment and electricity generation. The state regulations and SCAQMD measures identified in the proposed project would ensure that the proposed project's GHG emissions would result in a less than significant impact and impact would be similar to the proposed project.

The proposed project is consistent with SB 375 and AB 32, the statewide policies for reducing GHG emissions. Implementation of the proposed project would not conflict with an applicable plan, policy, or

regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the proposed project, impact would be less than significant.

Biological Resources

The Cove Alternative would result in the development of a senior center on the currently vacant site. Vegetation on the Cove site currently consists of small patches of shrubs in the central portion of the undeveloped site. This limited vegetation would be disturbed and would be replaced by coordinated landscaping associated with the senior center due to the limited vegetation on site, the length of time the site has been vacant and the urban nature of the area. Biological resource impacts associated with disturbance to potential special status wildlife and special status plant species are not thought to occur on the site, and impacts would be the less than significant. In the event that any nesting birds utilize the haphazard shrubs on the site, the potential for disturbance to nesting habitat could be addressed with mitigation measures identified for the proposed project and impacts would be mitigated to a less than significant level. In addition, impacts associated with consistency with local policies or ordinances protecting biological resources would be less than significant. Overall, the Cove Alternative would have a less than significant impact to biological resources and the impact would be less than the proposed project since the project site has fewer, if any, biological resources than the proposed project site.

Cultural Resources

The site is within an urban environment and the presence of human remains is remote. Construction activities associated with the Cove alternative implementation would have the potential to unearth undocumented resources and result in a significant impact. Therefore, the potential for damage to, or destruction of, these resources would be a potentially significant impact. However, implementation of the mitigation measures proposed for the project would ensure that implementation of the Cove Alternative would not cause a substantial adverse change in the significance of an archaeological or paleontological resource or human resources , similar to the proposed project.

Geology/Soils

This alternative could expose people and/or structures to potentially substantial adverse effects resulting from strong seismic groundshaking or seismic-related ground failure. According to Figure EH-5 (Newport-Inglewood Fault Zone) of the City's General Plan Environmental Hazard Element, the alternative site is located on top of a Category C fault which is classified as special studies fault which requires subsurface investigation for critical and important land uses and adjacent to a Category B fault which is classified as a special studies fault which requires subsurface investigation for critical and important land uses and special evaluation of faults for all habitable structures. The alternative site is not however located within an Alquist-Priolo Earthquake Fault Zone.[162] The site would continue to be located in a seismically active area of southern California and no mitigation is available to eliminate potential impacts associated with ground shaking. Through compliance with the identified mitigation measures and compliance with federal, state, and local regulations related to seismic safety, this impact would remain less than significant. Adherence to existing regulations would assure seismic safety to the

[162] California Division of Mines and Geology, State of California Special Studies Zones, Newport Beach Quadrangle, Official Map (effective July 1, 1986).

greatest extent possible. Similar to the proposed project, impacts due to seismic activity would be less than significant.

The majority of the alternative site is relatively flat, reducing the possibility for landslides. The potential for slope failure and/or general erosion is remote, similar to the proposed project. If the construction of temporary or permanent slopes became necessary during the implementation of this alternative, site-specific slope stability design would be required to ensure adherence to the standards contained in the City's Building Code, as well as by California Division of Occupational Safety and Health (DOSH) requirements for shoring and stabilization. Consequently, impacts associated with constructed-slope instability are considered less than significant.

According to Figure EH-7 (Liquefaction Potential) of the City's General Plan Environmental Hazard Element, the alternative site is within a low (L) Liquefaction zone. Impacts from liquefaction can be mitigated by compliance with building codes and mitigation measures proposed for the proposed project. According to Figure EH-12 (Expansive Soil Distribution Map) of the City's General Plan Environmental Hazard Element, the alternative site is within a low to moderate expansive soil zone. Similar to the proposed project, with implementation of proposed mitigation measures and compliance with the California Building Code, City's Codes, and applicable regulatory requirements the potential risk of loss, injury, or death due to liquefaction and expansive soil would be less than significant.

This alternative could result in soil erosion, but would not result in the loss of topsoil. As part of the project, a site-specific Stormwater Pollution Prevention Plan would be prepared for development under this alternative, which is part of the NPDES Municipal General Permit and the MS4 Permit (adopted May 2009). Through compliance with project requirements and mitigation measures identified for the proposed project impacts due to soil erosion would remain less than significant.

Hazards and Hazardous Materials

The proposed project includes the development of a new senior center, and long-term operation of the project would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of the project would comply with Cal-OSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities. Operation of Cove Alternative could involve the use of hazardous materials in the form of basic household cleaning materials and landscaping chemicals. Compliance with existing laws and regulations would ensure this alternative would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Similar to the proposed project, no impact would occur.

The Cove site was historically used for agricultural purposes. From approximately 1911 to 1912 the Holly Sugar Company operated a sugar beet refinery and processing plant on the site and surrounding properties. After the discovery of local subsurface oil deposits in 1919, the Holly Sugar Plant was converted to an oil and gas refinery, which was in operation from approximately 1926 through 1964. Areas immediately adjacent to and surrounding the refinery were used for oil production wells, storage sumps and tanks, and oil and gas processing facilities and pipelines. During the grading and development

of the adjacent properties, areas of subsurface hydrocarbon contamination associated with the oil production and refinery uses were encountered and remediated in accordance with the City of Huntington Beach Fire Department Soil Cleanup Standards. These remediation efforts included the capping of oil and gas wells and removal of associated pipelines, equipment, and contaminated soils. In one area, a subsurface soil vapor extraction system, vapor barrier, and layer of clean fill soil were installed as part of the development of Peter Green Neighborhood Park.

According to the State Water Resources, GeoTracker website, there are LUST cleanup sites near the Cove site reported as "case closed," indicating that remedial action is completed, or was deemed unnecessary, by the local regulatory agency. However, the Cove property also contains areas of residual subsurface hydrocarbon contamination. Under the oversight of the City of Huntington Beach Fire Department, remediation activities on the property have been ongoing since 2006 in accordance with the approved "Strategic Road Map to Site Remediation and Approach to Site Closure" (The Road Map). The Road Map includes four major elements to address contaminant source removal (Element A: completed between 1994 and 1997); confirmation of contaminated area boundary and clean areas (Element B: completed in late 2010); In-situ Remediation (Element C: pending); and installation of engineering control and long term monitoring (Element D: pending). After the completion of Element B, the investigation concluded that approximately 4.7 acres of the 9.9 acres site remain impacted with residual hydrocarbons, located primarily in the central and northwest portion of the site. The remaining 5.2 acres of the site are considered clean per the Fire Department's soil cleanup standards. Element C would include final grading of the clean portions of the site for potential development and in-situ remediation of the residual contamination by installation of a soil vapor extraction system and vapor barrier over the contaminated areas, similar to the adjacent park areas. The final phase, Element D would include long term monitoring of the engineering controls. The area of the site impacted by residual contamination could be suitable for open space and /or parking uses associated with the development up on the clean portions of the site.

Implementation of the proposed project could involve development on the portion of the alternative site with existing residual hydrocarbons contamination. Due to the existing contamination on site, this alternative site could expose construction workers to significant health and safety hazards through earthmoving activities that could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions. Implementation of mitigation measures identified for the proposed project would ensure that impacts resulting from of encountering identified and unidentified contamination would reduce this impact to a less than significant level. However, further study and investigation (i.e., Phase II or Phase III) of the site would be required in order to determine if there is contamination on site. Pending the outcome of the type and level of contamination on site, remediation would be required prior to the development of the senior center. The Cove Alternative could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This impact would be considered potentially significant and greater than the proposed project.

Like the proposed project, the alternative site is located within a methane gas overlay district. However, the City has designated certain measures to reduce the potential exposure to hazards presented by accumulation of methane gas by requiring the appropriate testing and mitigation measures for all new

buildings within the methane districts. Compliance with the identified mitigation measures, which requires compliance with HBMC Section 17.04.085 and HBFD City Specification 429, would ensure that this impact remains less than significant, similar to the proposed project.

No schools are located within 0.25 mile of the Cove project site. Construction activities would involve the utilization of diesel-powered trucks and equipment, which would result in temporary diesel emissions that have been determined to be a health hazard. Operation of the proposed project would include the handling and/or storage of potentially hazardous materials typical of these uses on the project site; however, the types of hazardous materials anticipated would be limited to regulated types and quantities (i.e., household cleaners, landscaping chemicals, etc.). Compliance with all applicable local, state, and federal laws and regulations would regulate, control, or respond to hazardous waste, transport, disposal, or clean-up. The Cove Alternative would not emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within 0.25 mile of an existing or proposed school. Similar to the proposed project, no impact would occur.

According to the State Water Resources Control Board, GeoTracker website, the site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Cove Alternative would not be located on a site which is included on a list of hazardous materials sites known to create a significant hazard to the public or the environment. Similar to the proposed project, no impact would occur.

The proposed project would not interfere with airport or aircraft operations as the nearest airport to the project site is Los Alamitos Army Airfield located on 4442 Doolittle Avenue in the City of Los Alamitos, approximately 7.5 miles northwest of the proposed project site. Safety issues include hazards posed to aircraft from structures located within navigable airspace and crash hazards posed by aircrafts to people and property on the ground. The site is not located within 2 miles of any known public or private airstrip. As such, the Cove Alternative would not be located within an airport land use plan or within 2 miles of a private or public airport that could result in a safety hazard for people residing or working in the project area. Similar to the proposed project, no impact would occur.

As required by law, the proposed project would be required to provide adequate access for emergency vehicles. Additionally, development would be required to regulate the storage of flammable and explosive materials and their transport within the project site, and would comply with applicable Uniform Fire Code regulations for issues including fire protection systems and equipment, general safety precautions, and distances of structures to fire hydrants. Any changes to driveway access would be constructed per City codes to allow adequate emergency vehicle access. The site does not currently and would not in the future serve a function in any emergency response or evacuation plan. Implementation of this alternative would not pose any constraints to the City's existing Emergency Management Plan. The Cove Alternative would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the proposed project, no impact would occur.

The Cove site is located in a heavily developed, urban portion of Huntington Beach and is not considered at risk for wildland fires. The project site and surrounding area are characterized by features typical of the urban landscape. No wildlands exist within the immediate vicinity of the proposed project

site. Therefore, this alternative would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Similar to the proposed project, no impact would occur.

Overall, impact to hazards and hazardous materials would be less than significant and slightly more than the proposed project due to the Cove Alternative involving potential contamination and remediation activities.

Hydrology/Water Quality

Under this alternative, the potential increase in stormwater runoff that would occur would be similar to the proposed project as the amount of land disturbed would be similar. The quantity and constituents of stormwater runoff would also be the same as the proposed project due to the same facility size. However, as the proposed project has been undergoing remediation since 2006, the impact to water quality would be greater for the Cove Alternative than the proposed project. Once the remediation of the site has been completed, this development would be governed by existing regulations, including the NPDES process. In accordance with the Drainage Area Management Plan (DAMP), the MS4 Permit (adopted May 2009), the City's Municipal Code (Chapter 14.25), and City's Local Implementation Plan (LIP), as well as proposed mitigation measure, the proposed project is required to develop and implement a project-specific WQMP that addresses appropriate stormwater quality best management practices (BMPs) and water quality management practices. Furthermore, the proposed project would be required to include both source control and treatment control BMPs, as well as Site Design BMPs and Low Impact Development (LID) principles, where applicable and feasible. A project-specific WQMP would be reviewed and approved by the City prior to receiving a Precise Grading permit for the proposed project. As with the proposed project, implementation of BMPs would ensure that impacts remain less than significant.

Similar to the proposed project, this alternative may substantially alter the project site drainage by grading to change drainage direction, infrastructure alterations that could alter drainage areas, and changes to the amount of impervious surfaces. However, mitigation measure would require the Applicant to prepare a hydrology and hydraulics study and City-approved project drainage plan and to reduce peak runoff rates for the design storm events to existing conditions levels. Implementation of the mitigation measure identified for the proposed project would reduce the potential for flooding and storm conveyance capacity to less than significant levels, similar to the proposed project.

The Cove Alternative would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. This alternative would not substantially alter the existing drainage pattern of the site or the area. The Cove alternative would not result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Similar to the proposed project, no impact would occur.

The Cove Alternative is not located near a levee or dam nor a tsunami run up area. According to Figure EH-8 (Moderate Tsunami Run Up Area) of the City's General Plan Environmental Hazard Element, the Cove site is not located within Tsunami Run Up Area and would not expose people or structures to tsunamis. Due to the lack of the presence of enclosed bodies of water in the vicinity of the subject site, seiches are not considered to be a seismic hazard to the project site. Mudflow hazards

typically occur where unstable hillslopes are located above gradient, where site soils are unstable and subject to liquefaction, and when substantial rainfall saturates soils causing failure. The surrounding area is relatively flat with no pronounced slopes, and there is no known landslides near the project site nor is the project site in the path of any known or potential landslides. As such, this alternative would result in no impact with respect to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dams, tsunamis or inundation by seiche or mudflow. Similar to the proposed project, no impact would occur.

The Cove Alternative does not include a residential component and would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Similar to the proposed project, no impact would occur. According to FEMA issued Flood Maps, the Cove Alternative site is not located within a 100-year flood plain.[163] The Cove Alternative would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Similar to the proposed project, no impact would occur.

Overall, impacts to hydrology/water quality would be less than significant, similar to, but greater than the proposed project in consideration of on-going remediation activities occurring on the Cove Alternative site.

Land Use/Planning

The Cove site is zoned Holly Seacliff Specific Plan, has a General Plan land use designation of Residential Medium Density, and is identified in the City's General Plan Housing Element as a vacant site able to be developed with residential uses to meet the Regional Housing Needs Allocations (RHNA) for the City. Implementation of this alternative would require a Zoning Map Amendment and GPA for the use of the site as a senior center facility. In addition, the current property owners are interested in a land swap with the City for the existing Rodgers Senior Center Site. However, the Rodgers Senior Center Site has an existing deed restriction for use of the site as a public park and recreation facility. As such, the land swap would be contingent upon removal of the deed restriction to allow development of the property for market purposes. A land swap involving City-owned property would be subject to voter approval pursuant to Huntington Beach Charter Section 612. If the Zoning Map Amendment, GPA, and Huntington Beach Charter Section 612 are approved, land use impacts of this alternative would be less than significant but greater than the proposed project. In the event that these actions are not approved, the Cove Alternative would result in a significant and unavoidable impact, greater than the proposed project. Also removal of deed restriction on Rodgers senior center would result in permanent change to land use on that site that would not be required of the proposed project.

As the site is bound by residential land uses and roadways, and the senior center facility is considered a community serving use, implementation of this alternative would not result in the physical division of an established community. Additionally, consistent with proposed project, the site is not subject to any habitat conservation plans or natural community conservation plans. Therefore, approval of a Zoning Map and General Plan Amendment would ensure that this alternative would not conflict with existing

[163] Federal Emergency Management Agency, *FEMA Issued Flood Map Item ID 06059C0263J* (2011), http://msc.fema.gov/webapp/wcs/stores/servlet/MapSearchResult?storeId=10001&catalogId=10001&langId=-1&userType=G&panelIDs=06059C0263J&Type=pbp&nonprinted=&unmapped (accessed July 22, 2011).

land use plans for the project site and would result in a less than significant impact to land use, similar to, but greater than the proposed project.

Noise

During construction, temporary, intermittent elevated noise levels would occur on and near the proposed project site due, in large part, to the operation of construction equipment. During each stage of construction, there would be a different mix of equipment operating. Construction noise levels would vary based on the type of equipment in operation and the location of activity with respect to noise-sensitive uses. However, construction activities would not occur during recognized sleep hours, and are consistent with the exemption for construction noise that exists in Section 8.40.090 (Special Provisions) of Chapter 8.40 of the City Municipal Code. Furthermore, implementation of identified mitigation measures would reduce this impact, and construction noise impacts would be temporary. Therefore, this impact would be less than significant.

Temporary construction activities at the proposed project site could expose nearby off-site sensitive receptors (surrounding residential uses) to elevated levels of noise and groundborne vibration due to the use of heavy pieces of construction equipment. Generally speaking, bulldozers and loaded trucks are the source of largest vibration during construction. Construction activities associated with this alternative could generate or expose persons or structures off site to excessive groundborne vibration. Due to the presence of residential structures, which are in closer proximity to the alternative site than the proposed project, certain construction activities could increase vibration levels at the nearby residences beyond thresholds established by the Federal Transportation Authority. As such, this impact, although temporary, would be considered potentially significant and greater than the proposed project.

Ambient noise levels that would occur as part of operation of the proposed project would be largely attributable to increases in local traffic volumes and general human activity at the site. Implementation of this alternative would lead to increased noise levels due to increased activities at the proposed project site. However, the alternative site is located in a fully developed, urban area and these noise levels would be similar to and consistent with the existing noise levels in the area therefore increase in ambient noise levels due to vehicle trips would be imperceptible to the human ear. Operation of this alternative would not expose noise-sensitive land uses off site to noise levels that exceed the standards established by the City of Huntington Beach, similar to the proposed project. Compliance with the identified project requirements would ensure this impact remains less than significant. Operation of this alternative would generate traffic that would contribute to ambient noise levels in the project area. As such, impacts would be less than significant, similar to the proposed project.

Public Services

Implementation of this alternative would not result in additional impacts on public services beyond those identified for the proposed project. Fire protection would be served by Fire Station 1 located on 18311 Gothard Street. Fire protection would be adequately provided by existing services and statutory requirements, and this impact would be less than significant, similar to the proposed project. Additional demands on police personnel under this alternative would not be substantial. The proposed project site is located in Area 7 of the City's Beat Command System. Beat 7 experienced 611 Part One Crimes in 2009; and had ninth lowest crime rates in the City out of thirteen beats. Beat 7 experiences more Part One

Crime than the proposed project. However, the ratio of population to police officers would remain the same, and this alternative does not include any unique uses or features requiring substantial police service. Therefore, impacts on police protection would be less than significant; similar to the proposed project.

The proposed project does not include any residential development. As such, the City's population would not increase as a result of the proposed project, nor would there be a subsequent increase in the demands for schools, public facilities including libraries and civic buildings/auditoriums. Similar to the proposed project, no impact would occur.

Recreation

Physical impacts to recreation facilities are generally associated with population growth. The proposed project would not generate a population growth that would increase the use of existing recreational facilities. The proposed project is a recreational facility and would not require the construction or expansion of off-site public recreational facilities. The Cove Alternative would not result in impacts to recreational facilities, as this alternative, consistent with the proposed project would not be growth inducing and therefore would not increase the use of existing park and recreational facilities. However, the current property owners are interested in a land swap with the City for the existing Rodgers Senior Center Site. The Rodgers Senior Center Site has an existing deed restriction for use of the site as a public park and recreation facility. In the event that the land swap is approved removal of the deed restriction would result in a permanent change to the land use on that site. However, as the Rodger Senior Center Site is smaller than the Cove Alternative Site, a land swap would result in a net increase in land available in the City for recreational use. Accordingly, the Cove Alternative would result in a less than significant impact with regard to recreation, less than that anticipated under the proposed project.

Transportation/Traffic

Under the Cove Alternative, the number of trips generated by construction of the senior center would be similar to the proposed project; however slightly less centrally located compared to the proposed project site. Residents would need to travel a slightly longer distance to this site compared to the proposed project site.

This alternative site is located at the intersection of two arterial roadways (Gothard Street and Garfield Avenue); however, access is provided from Seagate Drive via Promenade Parkway. These roadways are Collector roadways without residential frontage and would provide adequate and appropriate access. However, the site is bordered on two sides by residential uses that create traffic along these collector roadways. Therefore, people entering and exiting the alternative site throughout the day would experience more traffic. If access was taken from Gothard Street or Garfield Avenue, which would most likely be the case, this potential impact would be reduced. However, as proposed, the alternative could result in a significant impact, greater than the proposed project. There is adequate space on-site to provide for sufficient parking to avoid any potential parking issues at this location. However, this alternative site is within an existing developed residential neighborhood with existing traffic volume that is greater than the proposed project. The amount of increased traffic volumes, including the intersections impacted could be a greater impact for the surrounding roadway network compared to the proposed project. Therefore, this alternative would result in greater impact than the proposed project.

Utilities/Service Systems

Implementation of the Cove Alternative would result in utility impacts that are similar to the proposed project as the senior center would be the same size and located in a developed urban area that is currently served by all utilities. This alternative would serve a similar population to the proposed project and would require similar water per year as the proposed project. This would result in a less than significant impact with respect to water needs. Further, the Cove Alternative would result in a less than significant impact with respect to the need for new or expanded water treatment facilities, similar to the proposed project.

The City's 2010 Urban Water Management Plan and Water Master Plan indicate that adequate water supply exists to serve the proposed project. Due to the same facility, this alternative would result in a similar demand on water supplies as the proposed project. Therefore, impacts associated with sufficient water supply under this alternative would also be less than significant, similar to the proposed project.

Adequate capacity exists in the OCSD's existing wastewater treatment facilities to serve the proposed project. This alternative would result in the same amount of wastewater generated as the proposed project. Because the existing facilities would adequately serve the proposed project, the facilities under this alternative would also be adequately served, and this impact would be less than significant, similar to the proposed project.

The Cove alternative would generate the same amount of solid waste as the proposed project due to the same facility size. Similar to the proposed project, this alternative would not exceed the capacity of the Rainbow Disposal Facility and would result in a less than significant impact. Compliance with the identified statutory requirements (as assumed for this alternative) would ensure that this impact is less than significant. As with all projects, this alternative would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Compliance with the identified project requirement would ensure that this impact remain less than significant.

Due to the same size of the facility site, the Cove Alternative would require the same energy resources as the proposed project. As the proposed project was found to have adequate resources to provide energy, this alternative would result in a similar less than significant impact.

Attainment of Project Objectives

Under this alternative, the senior center would be constructed on a site at 7301 Garfield Avenue at the northeast corner of Garfield Avenue and Gothard Street. This alternative would not achieve the following proposed project objective to the extent of the proposed project:

- Mitigate environmental impacts to the greatest extent possible

While this alternative would result in impacts that are largely similar to the proposed project, it may result in a greater number of potentially significant impacts, including impacts to air quality, hazards and hazardous materials, land use, noise, recreation and transportation.

6.4 COMPARISON OF ALTERNATIVES

Impacts of each of the alternatives are compared to the proposed project in Table 6-1 (Comparison of Alternatives to the Proposed Project). Impacts to a particular resource that would be greater than the proposed project are indicated with a plus (+) sign, and impacts to a particular resource that would be less than the proposed project are indicated with a minus (–) sign. Impacts to resources that would be roughly equivalent to the proposed project are indicated with an equals (=) sign in the table below.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

A comparison of the proposed project with the alternatives analyzed in this section provides the basis for determination of the environmentally superior alternative. Table 6-1 (Comparison of Alternatives to the Proposed Project) indicates that Alternative 1 (No Project/Continuation of Uses Allowed by Existing General Plan and Central Park Master Plan) and Alternative 2 (Reduced Project/Alternative Configuration), Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street) would primarily result in impacts similar to the proposed project as these alternatives would continue to be located within Central Park, but would also result in some impacts that would be less than the proposed project. Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street), Alternative 4 (Kettler School Alternative Site), Alternative 5 (Park View School Alternative Site), Alternative 6 (Magnolia Tank Farm Alternative Site), and Alternative 7 (The Cove Alternative Site) would primarily result in impacts similar to the less than significant impacts identified for the proposed project, but would also result in some impacts that would be greater less than significant impacts than the proposed project. Alternative 3 would result in potentially greater impacts to noise and recreation. Alternative 4 and Alternative 5 would result in potentially greater impacts to air quality, noise, and traffic due to their location within residential neighborhoods. However, as these alternatives would reuse existing development, construction related impacts, as well as hazards and hazardous materials, hydrology, land use, and utilities would be reduced compared to the proposed project. Alternative 6 (Magnolia Tank Farm Alternative Site) would result in potentially greater impacts to hazards and hazardous materials, hydrology/water quality, noise, and transportation. Alternative 7 would result in potentially greater impacts to air quality, hazards and hazardous materials, land use, noise, recreation and transportation.

Although Alternative 1 (No Project/Continuation of Uses Allowed by Existing General Plan and Central Park Master Plan) would reduce less than significant impacts identified for the proposed project to a greater extent than Alternatives 2 through 7, Alternative 1 would not eliminate the significant and unavoidable cumulative impact identified for the proposed project relating to the visual degradation of undeveloped open space within Central Park. Additionally, Alternative 1 would not achieve any of the project's stated objectives. Therefore, the environmentally superior alternative would be Alternative 3, as all impacts were determined to be less than significant, either equal to or less than the proposed project, as shown in Table 6-1, with the exception of noise, which would result in a greater less than significant impact than the proposed project. Further, Alternative 3 would eliminate the significant and unavoidable cumulative impact identified for the proposed project relating to the visual degradation of undeveloped open space, while achieving all of the project objectives. Based on the findings of the alternative analysis included in this section which revealed that no other alternative analyzed would achieve all of the stated

Table 6-1 Comparison of Alternatives to the Proposed Project

Environmental Issue Area	*Alternative 1: No Project/Continuation of Uses Allowed by Existing General Plan and Central Park Master Plan*	*Alternative 2: Reduced Project/ Alternative Configuration*	*Alternative 3: Central Park Alternative Site (Northwest Corner of Ellis Avenue and Goldenwest Street)*	*Alternative 4: Kettler School Alternative Site*	*Alternative 5: Park View School Alternative Site*	*Alternative 6: Magnolia Tank Farm Alternative Site*	*Alternative 7: The Cove Alternative Site*
Aesthetics	=	=	–	–	–	–	–
Air Quality	–	–	=	+	+	=	+
Biological Resources	=	=	=	–	–	–	–
Cultural Resources	=	=	=	–	–	=	=
Geology/Soils	=	=	=	–	=	=	=
Hazards and Hazardous Materials	=	=	=	–	–	+	+
Hydrology/Water Quality	–	–	=	–	–	+	+
Land Use	–	=	–	=	=	=	+
Noise	–	–	+	+	+	+	+
Public Services	=	=	=	=	=	=	=
Recreation	–	=	=	–	–	–	–
Transportation	–	–	=	+	+	=	+
Utilities	–	–	=	–	=	=	=

(–) = Impacts considered to be **less** when compared with the proposed project.
(+) = Impacts considered to be **greater** when compared with the proposed project.
(=) = Impacts considered to be **equal or similar** to the proposed project.

project objectives, while reducing impacts and eliminating the identified cumulative impact, it has been determined that Alternative 3 is the environmentally superior alternative.

6.6 REFERENCES

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